

5:00 City Council pictures will be taken prior to Work Session

COMBINED WORK SESSION WITH PLANNING COMMISSION: A work session will be held at 6:00 p.m. in Farmington City Hall, 160 South Main Street. The public is welcome to attend. The agenda for the work session will be as follows:

1. GSBS Presentation

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, February 1st, 2022, at 7:00 p.m.** The meeting will be held at the Farmington City Hall & electronically over Zoom for the public, 160 South Main Street, Farmington, Utah.

Farmington City Council meetings, including this meeting, are open to the public. In consideration of the COVID-19 pandemic, members of the public wishing to attend this meeting are encouraged to listen to the meeting on line. The link to listen to the meeting live and to comment electronically can be found on the Farmington City website at www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so at dcarlile@farmington.utah.gov.

The agenda for the meeting shall be as follows:

CALL TO ORDER:

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

PRESENTATION:

7:05 Introduction of New City Councilmember and Administration of Oath of Office

PUBLIC HEARING:

7:10 Canopy Square – Project Master Plan (PMP) / Development Agreement (DA), amendment to the City’s Regulating Plan and Schematic Subdivision.(approx. 20 acres) located at approximately 1475 W Burke Lane.

DISCUSSION:

7:55 STACK Real Estate, regarding North Farmington Station Development Concepts

NEW BUSINESS:

8:15 Resolution appointing City Council members to various committees

SUMMARY ACTION:

(Items listed are considered routine in nature and will be voted on in mass unless pulled for separate discussion)

8:25 Minute Motion Approving Summary Action List

1. Amendment #7 to Interlocal Cooperation Agreement for Animal Services
2. Station Parkway (800 West) Road Dedication Plat

GOVERNING BODY REPORTS:

8:30 City Manager Report

1. Fire Department Monthly Activity Reports, August, September and October

8:35 Mayor Anderson & City Council Reports

ADJOURN

CLOSED SESSION

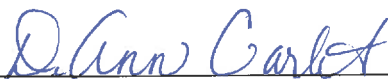
Minute motion adjourning to closed session, if necessary, for reasons permitted by law.

***PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact DeAnn Carlile, City Recorder at 801-939-9206, at least 24 hours in advance of the meeting.

DATED this 26th day of January 2022.

FARMINGTON CITY CORPORATION

By: 
DeAnn Carlile, City Recorder

I hereby certify that I posted a copy of the foregoing Notice and Agenda and emailed copies to media representatives on January 26, 2022

CITY COUNCIL AGENDA

For Council Meeting:
February 1, 2022

S U B J E C T: Roll Call (Opening Comments/Invocation) Pledge of Allegiance

It is requested that Mayor, Brett Anderson give the invocation to the meeting and it is requested that Councilmember, Melissa Layton lead the audience in the Pledge of Allegiance.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

CITY COUNCIL AGENDA

For Council Meeting:
February 1, 2022

**S U B J E C T: Introduction of Newly Appointed City Councilmember Roger Child
and Administration of Oath Office.**

ACTION TO BE CONSIDERED:

1. Mayor Anderson will introduce new Councilmember
2. DeAnn Carlile will perform administration of Oath of Office

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

CITY COUNCIL AGENDA

For Council Meeting:
February 1, 2022

PUBLIC HEARING: **Canopy Square – Project Master Plan (PMP) / Development Agreement (DA), amendment to the City's Regulating Plan and Schematic Subdivision.(approx. 20 acres) located at approximately 1475 W Burke Lane**

ACTION TO BE CONSIDERED:

1. Hold Public Hearing.
2. See Suggested Motion

GENERAL INFORMATION:

See enclosed staff report prepared by Lyle Gibson, Assistant Community Development Director.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting



City Council Staff Report

To: Honorable Mayor and City Council

From: Lyle Gibson, Assistant Community Development Director

Date: February 1, 2022

SUBJECT: **Canopy Square - Project Master Plan (PMP) / Development Agreement (DA), amendment to the City's regulating plan, and Schematic Subdivision.**

RECOMMENDATION

1. Hold a public hearing.
2. Suggested Motion:

Move that the City Council follow the recommendation of the Planning Commission to approve the Schematic Subdivision Plan, Project Master Plan/Development Agreement, and Zone Text Amendment to the City's Regulating Plan with the following conditions:

1. The square footage designated in the original master development agreement for commercial office or retail be maintained at the corners of Burke and Commerce Drive and Burke and Maker Way.
2. The townhome units be built under the IRC providing for the ability to be platted as individual units upon construction or at a future date. (To be included in the Development Agreement)
3. The use of the word 'generally' be stricken from the development agreement so ensure that the project is constructed as presented to the Planning Commission and City Council.

Additional conditions recommended by staff:

4. The City Council must approve a final draft of the development agreement.
5. The City Council must approve amendments to the regulating plan, including an enabling ordinance, prior to final site plan and subdivision approval.

Findings:

1. The land use and form of the project conforms with the North Farmington Station Area Plan as currently drafted.
2. The tax increment for the area will remain unchanged if the application is approved as requested.

3. The applicant will provide a significant number of deed restricted affordable dwelling units to help meet the housing needs of low to moderate income households in the community.

BACKGROUND

Canopy Square is a 20-acre residential development on Burke Lane and between the future “Maker Way” and “Commerce Drive” right-of-ways. The residential use of the area, despite the OMU zoning, is permitted under the North Farmington Station Project Master Plan and Development Agreement approved in 2020. The project includes multifamily stacked flats, multifamily townhome, and multifamily wrap - the latter being an affordable workforce housing project. The location of the product is important, as it borders the mixed-use office park proposed to the north, and other office mixed use products to the south. It sits roughly halfway between the City’s future 14-acre park and the commercial/office center to the north. The project features as crucial location for not only housing for an emergent workforce in Farmington, but also contains a necessary circulation corridor for pedestrian, bicycle and limited auto (“Wasatch Way”).

The Planning Commission was first introduced to the project in October of 2021 and after asking for clarification on details related to the unit mix, construction methods for the townhomes, and some background on workforce housing and LIHTC projects from other cities. Plans were updated from the October 2021 meeting and information provided to address the questions from staff and the Planning Commission before the recommendation presented on page 1 of this report was made.

It is worth noting that the current iteration of the North Station Small Area Plan does not include any commercial on this site. This would deviate from the original overarching North Station Park Master Plan. Both of these exhibits have been included with the report.

The current plans show the mix of townhomes, market rate apartments, and affordable apartment units. The breakdown for units types within each building is provided below:

All 71 the townhomes are 2 bed except the end units on each building are 3 bed.

- 30 end units, 41 middle units

Apartment – wrapped product

239 Units
3% - studio
27% - 1 bed/1 bath
48% - 2 bed/2 bath
22% - 3 bed/3 bath

Stacked Flats – Buildings A and B

130 Units
52% - 1 bed
43% - 2 bed
5% - 3 bed

‘L’ buildings – Buildings C and D

110 Units
56% - 1 bed
36% - 2 bed
8% - 3 bed

It is worth noting that the wrapped product will produce 239 units of affordable housing that will contribute towards the moderate income housing that the State requires of the city.

The applicant will be prepared to present the project to the City Council explaining the type of housing that has been designed, information on amenities, etc.

The provided development agreement has not yet been updated since receiving a recommendation from the Planning Commission. The applicant is looking for the direction of the City Council before making final changes to the plans and development agreement which may be reviewed and approved by the City Council for final approval when ready.

Supplemental Information

1. Vicinity Map
2. North Farmington Station Land Uses Map – from original D.A.
3. Current Draft – North Farmington Station Small Area Plan
4. Supplemental Development Agreement
5. Project Master Plan including, but not limited to:
 - a. Schematic Subdivision Plan
 - b. Schematic Site Plan
 - c. Elevations
6. Detailed Site Plan

Respectively Submitted

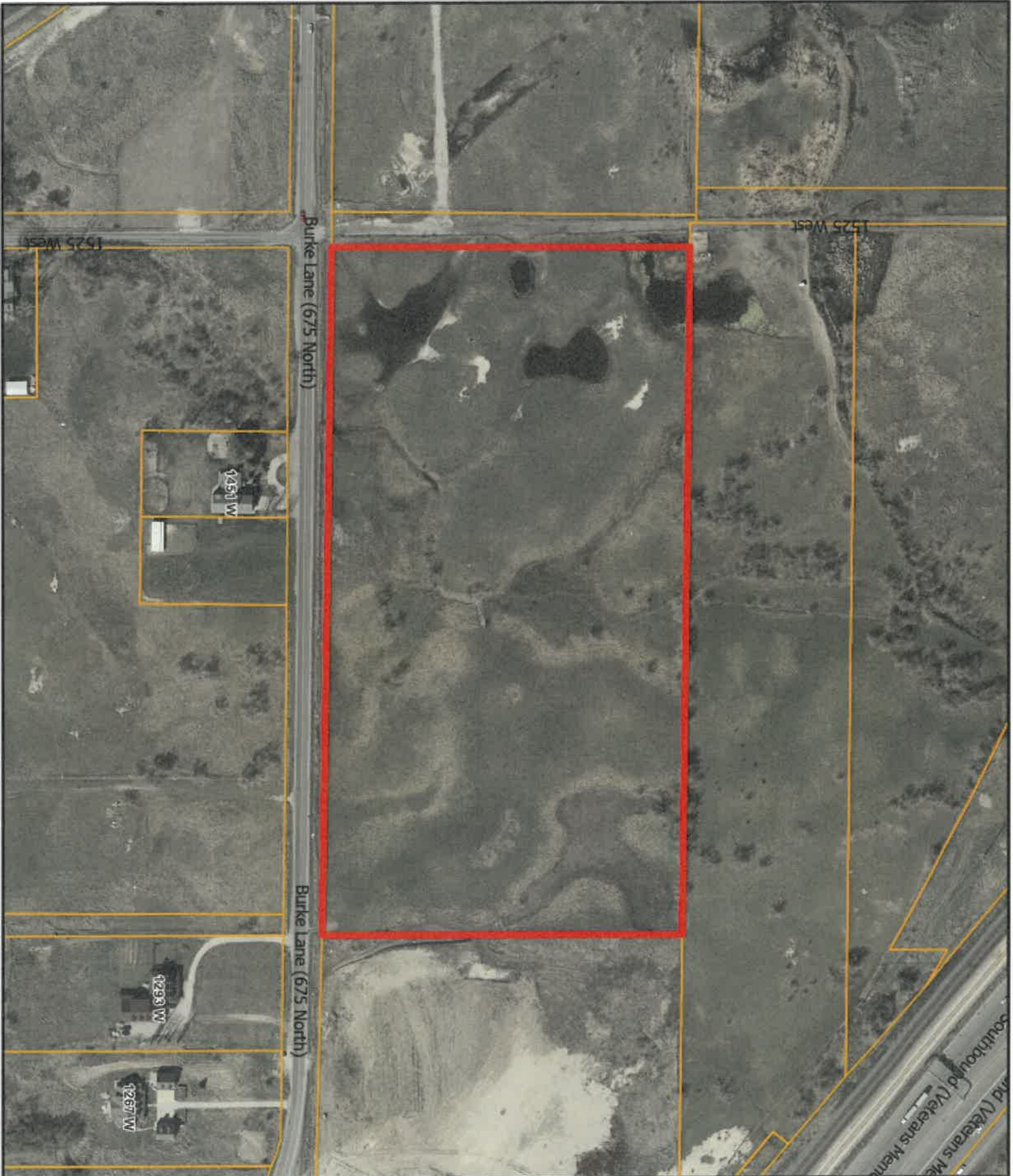


Lyle Gibson
Assistant Community Development Director

Review and Concur

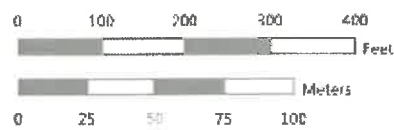


Shane Pace

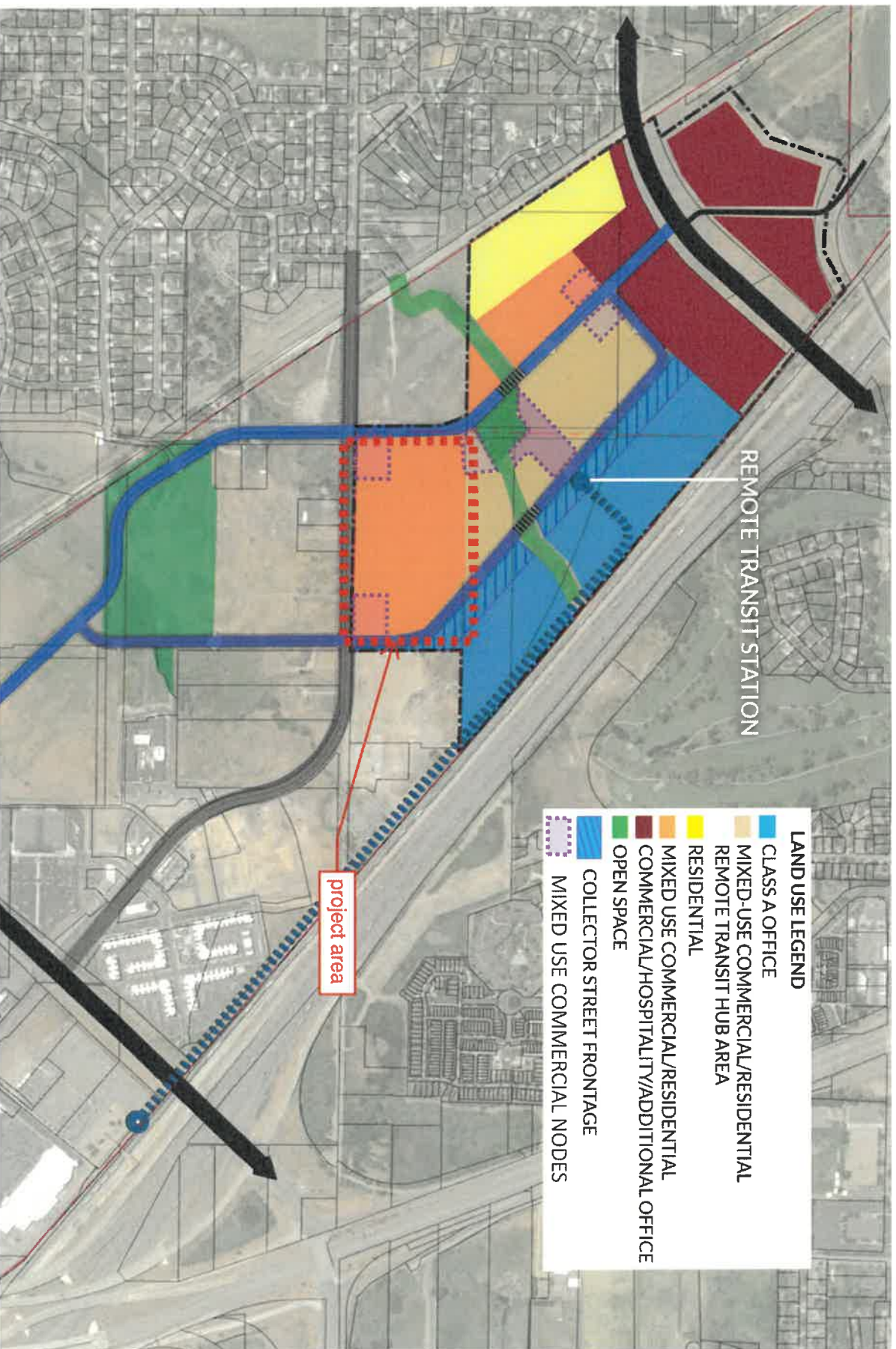


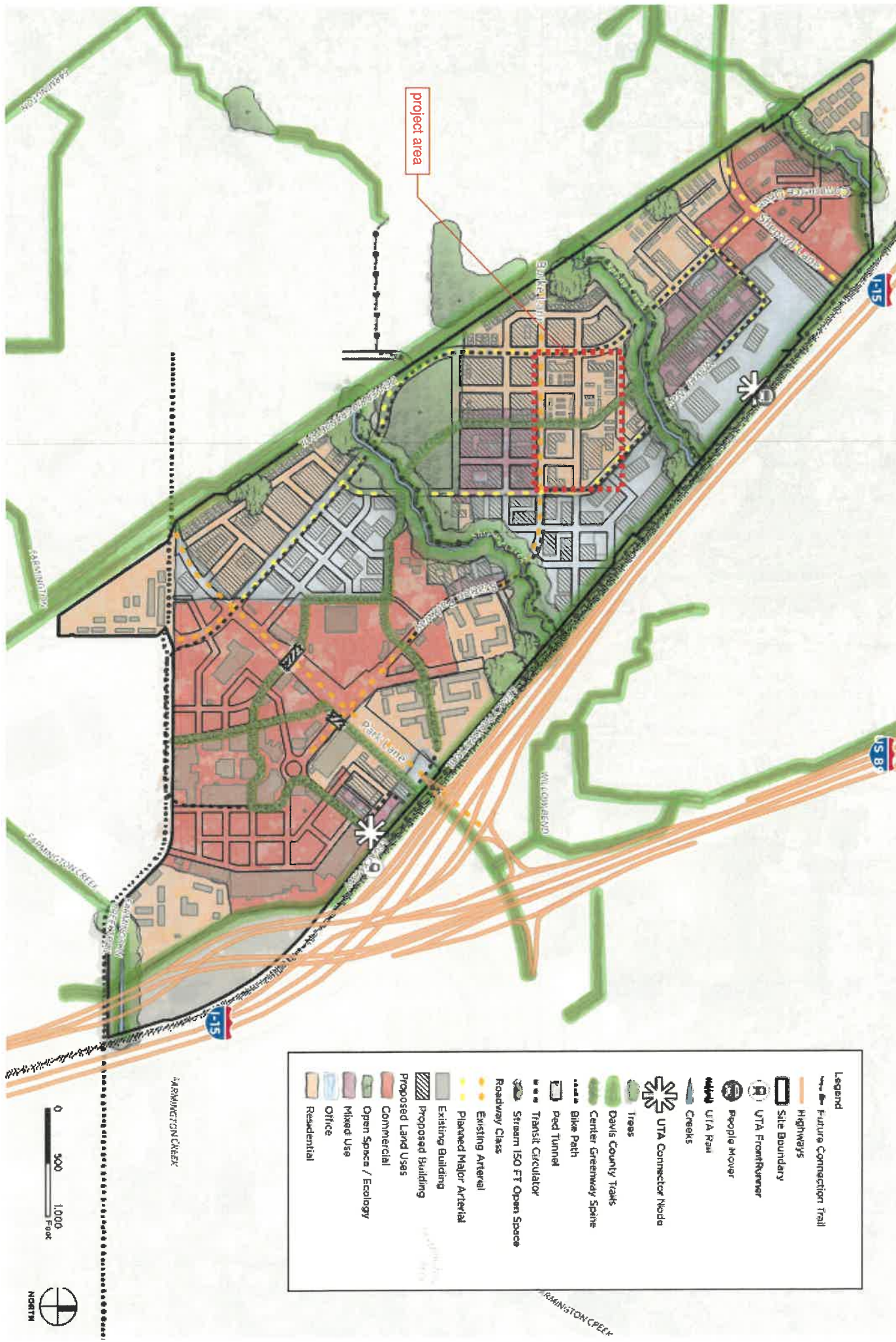
VICINITY MAP Canopy Square

Map of 2024



Disclaimer: This map was produced by Farmington City and is for reference only. The information contained on this map is based on the current and best available information as of the date of the submission contained for any other purposes.





- Legend**
- Future Connection Trail
 - Highways
 - Site Boundary
 - UTA FrontRunner
 - People Mover
 - UTA Rail
 - Creeks
 - UTA Connector Node
 - Trees
 - Davis County Trails
 - Center Greenway Spine
 - Bike Path
 - Ped Path
 - Ped Tunnel
 - Transit Circulator
 - Stream 150 FT Open Space
 - Roadway Class
 - Existing Arterial
 - Planned Major Arterial
 - Existing Building
 - Proposed Building
 - Proposed Land Uses
 - Commercial
 - Open Space / Ecology
 - Mixed Use
 - Office
 - Residential

0 300 1,000 Feet



FARMINGTON CREEK

FARMINGTON CREEK

**A SUPPLEMENTAL
DEVELOPMENT AGREEMENT
FOR
FARMINGTON 20**

THIS DEVELOPMENT AGREEMENT (this “Agreement”) is made and entered into as of the ____ day of _____ 2021 by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the “City,” and **WASATCH FARMINGTON HOLDINGS, LLC**, a Utah limited liability company, hereinafter referred to, collectively with its assignees, as “Developer.”

RECITALS:

A. City and Developer, and STACK Farmington Land LLC, on December 4, 2020, entered into a Development Agreement for North Farmington Station (the “Original Agreement”) which provided a general outline for the development of approximately 128 acres of land owned or controlled by Developer and STACK Farmington Land LLC.

B. Developer owns approximately 20 acres of land, (the “Property”), which Property is more particularly described in Exhibit A, attached hereto and incorporated herein by reference, and which comprises a part of the 128 acres of property governed by the Original Agreement.

C. The Property is subject to the City’s laws, including without limitation, Section 11-18-140 of the City’s Zoning Ordinance, pursuant to which this Agreement may be utilized to commit the understanding of the parties relating to development of the property.

D. On _____, 2021, concurrent with the approval of this Agreement, the City approved a Project Master Plan (the “PMP”) for the Property in accordance with Chapter 18 of the City’s Zoning Ordinance. The approved PMP is attached hereto as Exhibit B and incorporated herein by reference. The purposes of the PMP include, among other things, the establishment of alternative development standards applicable to the respective areas of the Property, as set forth in the PMP.

E. The parties recognize that the development of the Property, and the Farmington 20 project, may result in tangible benefits to the City through the stimulation of development in the area, including the development of amenities that may enhance the general welfare of citizens and property owners in the vicinity of the Property and is therefore willing to enter into this agreement subject to the terms and conditions set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

1. **Incorporation of Recitals.** The above Recitals are hereby incorporated into this Agreement.

2. **Alternative Development Standards.** The uses of the Property and the respective areas of the Property designated for each such use shall be as set for the in the PMP. Specific development standards and processing shall be as follows:

- a. The City agrees to process and consider an amendment to the regulating plan, including block size and block faces, to encompass the proposed PMP and anticipated Site Plans with minimal variation to accommodate for topography, provided open space and general street alignment and width. The parties acknowledge that proposed street widths are shown on the accompanying PMP. The parties agree to work together in good faith to make minor adjustments to the proposed site plans and elevations to assure that the regulating plan is appropriately amended and the Site is developed at reasonable potential.
- b. A portion of the townhomes will front pedestrian walkways as shown on the PMP.
- c. A portion of the townhomes will front the private roads as shown on the PMP.
- d. Primary entrances to building shall be provided as shown on the PMP.
- e. Building elevations shall be consistent with the provisions of the PMP. Elevations shall generally incorporate high quality materials and finishes as shown in the PMP.
- f. Except as required in Chapter 32 of the City's Zoning Ordinance, there will be no on street or additional parking requirements for residents in addition to the driveways and garages associated with each townhome. Guest parking must be in close proximity to dwellings and modifications to guest parking may occur during the design development phase of each development plan review as set forth in Section 11-18-070 of the Farmington City Municipal Code and in consultation with the City.
- g. Street layout will generally conform to the attached PMP. Exceptions to widths and/or layout may be made where adjustments are required by the City's Fire Marshall.
- h. Side treatments for rights of way may deviate from the standard of the underlying zone as shown within the PMP in accordance with Section 11-18-040 E. of the Zoning Ordinance.
- i. It is anticipated that the detailed uses of the Property and additional alternative development standards may be finalized with the approvals of final site plans and/or permits to be issued by the City and as part of the approval process of the further land use applications. To the extent such approvals require the approval of additional alternative development standards, such standards shall not be approved without a public hearing before the Planning Commission and City Council and final approval from the City Council.

3. **Assignment.** Developer shall not assign this Agreement or any rights or interests herein without giving prior written notice to the City. Any future assignee shall consent in writing to be bound by the terms of this Agreement as a condition precedent to the assignment.

4. **Notices.** Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To Developer: Wasatch Farmington Holdings, LLC
 Attn: ??
 620 South State Street
 Salt Lake City, UT 84111

To the City: Farmington City
 Attn: City Manager
 160 South Main Street
 Farmington, Utah 84025-0160

5. **Entire Agreement.** This Agreement together with the Exhibits attached thereto and the documents referenced herein, and all regulatory approvals given by the City for the Property, contain the entire agreement of the parties and supersede any prior promises, representations, warranties or understandings between the parties with respect to the subject matter hereof which are not contained in this Agreement and the regulatory approvals for the Property, including any related conditions.

6. **Construction.** Words in any gender are deemed to include the other genders. The singular is deemed to include the plural and vice versa, as the context may require. The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein. Use of the word “including” shall mean “including but not limited to”, “including without limitation”, or words of similar import.

7. **Non-Liability of City Officials, Employees and Others.** No officer, representative, agent, or employee of the City shall be personally liable to Developer, or any successor-in-interest or assignee of Developer in the event of any default or breach by the City or for any amount which may become due Developer, or its successors or assigns, for any obligation arising under the terms of this Agreement, unless it is established that the officer, representative, agent or employee acted or failed to act due to fraud or malice.

8. **No Third-Party Rights.** The obligations of Developer set forth herein shall not create any rights in and/or obligations to any persons or parties other than the City. The parties hereto alone shall be entitled to enforce or waive any provisions of this Agreement.

9. **Recordation.** This Agreement shall be recorded by the City against the Property in the office of the Davis County Recorder, State of Utah.

10. **Relationship.** Nothing in this Agreement shall be construed to create any partnership, joint venture or fiduciary relationship between the parties hereto.

11. **Term.** This Agreement shall become effective upon the Effective Date and shall continue in full force and effect from such date until the date that is thirty (30) years after the City's completion of construction of the arterial and principal roads shown in the PMP, unless terminated earlier pursuant to Section 14 below.

12. **Termination.** Notwithstanding the foregoing, if Developer has not commenced development activities on the Property within five (5) years of the date of this Agreement, the City may request Developer to provide the City with reasonable plans and assurances that Developer will develop the Property in accordance with this Agreement. In such event, Developer shall have 120 days after receiving such request from the City to provide the City with such information. If Developer fails to respond to such request within such time period, or responds within such time period with plans and assurances that are unacceptable to the City in the City's reasonable discretion, the City may terminate this Agreement by giving written notice to Developer within sixty (60) days following the termination of the 120-day response period described above.

13. **Severability.** If any portion of this Agreement is held to be unenforceable or invalid for any reason by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

14. **Amendment.** This Agreement may be amended only in writing signed by the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

"CITY"

FARMINGTON CITY

ATTEST:

City Recorder

By: _____
Mayor

"DEVELOPER"

WASATCH FARMINGTON HOLDINGS, LLC

By: _____
_____, Manager

CITY ACKNOWLEDGMENT

STATE OF UTAH)
 :ss.
COUNTY OF DAVIS)

On the _____ day of _____, 2021, personally appeared before me H. James Talbot, who being duly sworn, did say that he is the Mayor of **FARMINGTON CITY**, a municipal corporation of the State of Utah, and that the foregoing instrument was signed in behalf of the City by authority of its governing body and said H. James Talbot acknowledged to me that the City executed the same.

Notary Public

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
 :ss.
COUNTY OF DAVIS)

On the _____ day of _____, 2021, personally appeared before me _____, who being by me duly sworn did say that he is a manager of **Wasatch Farmington Holdings, LLC**, and that the foregoing instrument was signed in behalf of said limited liability company by virtue of the authority granted to such manager under the operating agreement of said limited liability company, and he acknowledged to me that said limited liability company executed the same.

Notary Public

ATTACHED EXHIBITS:

EXHIBIT "A" – LEGAL DESCRIPTION OF THE PROPERTY
EXHIBIT "B" – PMP (PROJECT MASTER PLAN)



CANOPY SQUARE



HAVEN



THE SYCAMORE



WASATCH
RESIDENTIAL GROUP

December 17, 2021

To the Farmington City Mayor, City Council, Planning Commission
In Care of Mr. David Peterson, Community Development Director
Farmington City Hall
160 South Main Street
Farmington City, Utah 84025

Re: Canopy Square Project Master Plan

We are pleased to submit our Project Master Plan (PMP) for the Canopy Square Project to Farmington City. We are excited to be partners with Farmington City and to move forward the first phase of the long-envisioned North Farmington Station PMP. We believe that this PMP is possible due to the foresight of the City to recognize the importance of residential (both market rate and workforce housing) and retail in making this area of the city a success, where future residents will live, work and play.

Wasatch Residential Group has developed and acquired more than 7,700 multi-family units throughout the Western United States. This success has been possible by creating vibrant neighborhoods, places where people want to stay long term because they enjoy the amenities, open space, architecture and high level of management.

We are pleased that Farmington City has embraced the idea of creating a new and unique neighborhood. The goals and objectives of this PMP will bring pedestrian connectivity, open space, amenities and quality architecture together to create a walkable neighborhood that will set the standard for the larger North Farmington Station project.

We would be remiss if we did not mention our appreciation to the many city staff members who have worked with Wasatch Residential Group to this point and look forward to a long and rewarding experience together as we build out this first 20-acres.

Sincerely,


Jeff Nielson
President

Corey Johnson
Vice President


Adam Lankford
VP of Development





CONTENTS

01 | Project Master Plan Narrative

- Current Zoning Map - 3
- Site Context - 4
- Existing Conditions - 4
- Objectives - 5

02 | Description of Land Use Concepts

- Parking Strategy - 8
- Conceptual Land Uses - 8, 11
- Passive / Active Open Space - 12
- Circulation - 13

03 | Preliminary Transportation Analysis

- Roadway Network and Modal Split - 15

04 | Utilities and Infrastructure

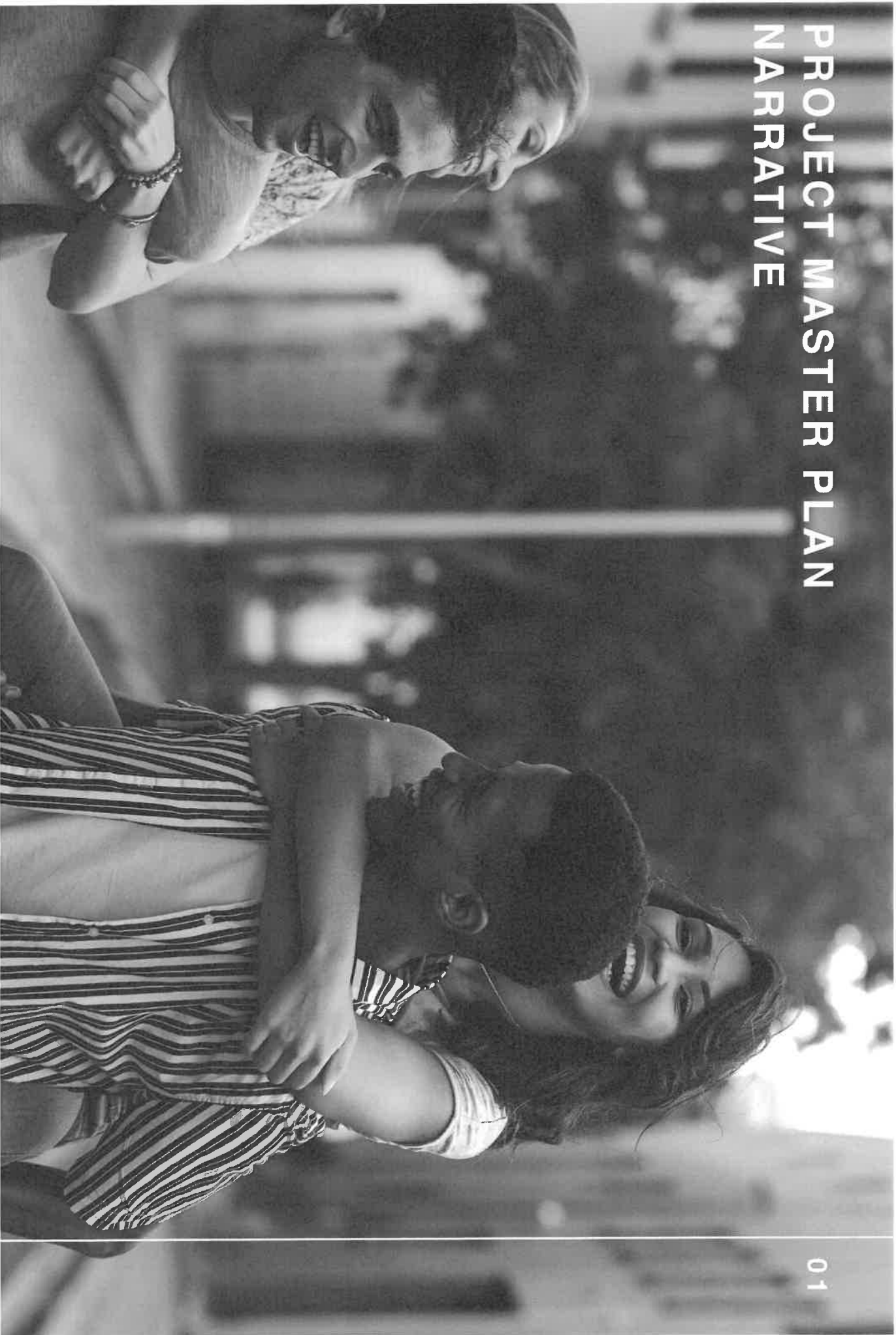
- Dry Utilities - 21
- Stormwater - 21
- Sanitary Sewer - 22
- Culinary Water - 22
- Secondary Water - 22

05 | Sequence and Timing

06 | Section 140 Petition



PROJECT MASTER PLAN NARRATIVE



The Mixed-Use Districts Zoning Ordinance (Farmington City Zoning Regulations Chapter 18) establishes development standards and guidelines that are enacted to provide and encourage a compatible mix of retail and residential uses, rather than a separation of uses, that is consistent with the objectives of the Farmington City General Plan.

Flexibility in design and a mix of residential product types is allowed to encourage a diversity of uses that can respond to market forces while being consistent with a design that promotes a pedestrian oriented pattern of development.

We agree with this and are supportive of the City's land use plan and the associated OMLU Zoning.

FARMINGTON CITY GENERAL LAND USE PLAN



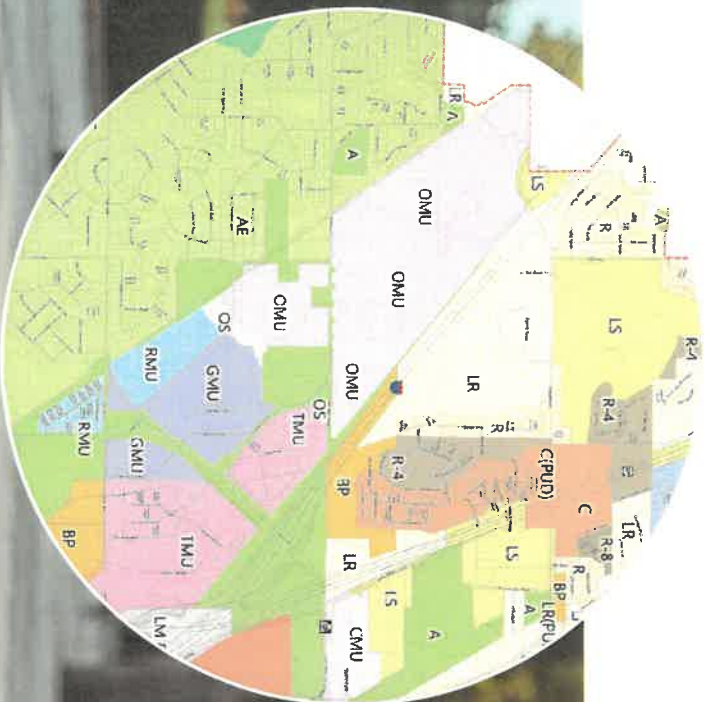
FARMINGTON CITY CURRENT ZONING MAP

The current zoning of the property is OMU for the entirety of the Canopy Square project.

This zoning allows for residential neighborhoods within the larger office mixed use district.

INCORPORATION OF EXISTING STRUCTURES:

The PMP area is essentially vacant and has been for a number of years.



DEVELOPMENT STANDARDS AT PMP EDGE:

The 20-acre PMP area extends from the future Commerce Drive on the West, future Maker Way on the east, the existing Burke Lane on the south and vacant land to the north. The uses proposed of this PMP are compatible with the proposed uses of the adjacent vacant properties.

NORTH EDGE The north boundary of the PMP area is defined by vacant land that will be residential/mixed use in the future.

EAST EDGE The east boundary of the PMP is defined by Maker Way with Office directly east of that and the Red Barn Development.

SOUTH EDGE The south boundary of the PMP is defined by Burke Lane and future OMU zoning to the south of Burke Lane.

WEST EDGE The west boundary of the PMP is defined by the Commerce Drive and future OMU zoning west of Commerce Drive.



CANOPY SQUARE SITE CONTEXT



OBJECTIVES:

The Goals of this PMP is to align with the Vision and Purpose of Farmington City General Plan, zoning ordinance and the North Farmington Station PMP. The Objectives of this PMP are as follows:

A. Create an exciting destination

- Provide high quality architecture
- Provide high end amenities
- Create a sense of arrival with entrance monuments and features

B. Create a neighborhood with a diverse housing plan

- Provide quality work force housing for Farmington City
- Provide quality townhomes to attract families to the area
- Provide high end units for young professionals
- Provide high end stacked flat units

C. Create a neighborhood with an array of passive and active open space (with the following or similar amenities)

- Tot lot
- Lawn area
- Pools
- BBQ areas and outdoor fire pits
- Courtyards and walkways
- A variety of tree and shrub species



D. Promote quality urban design

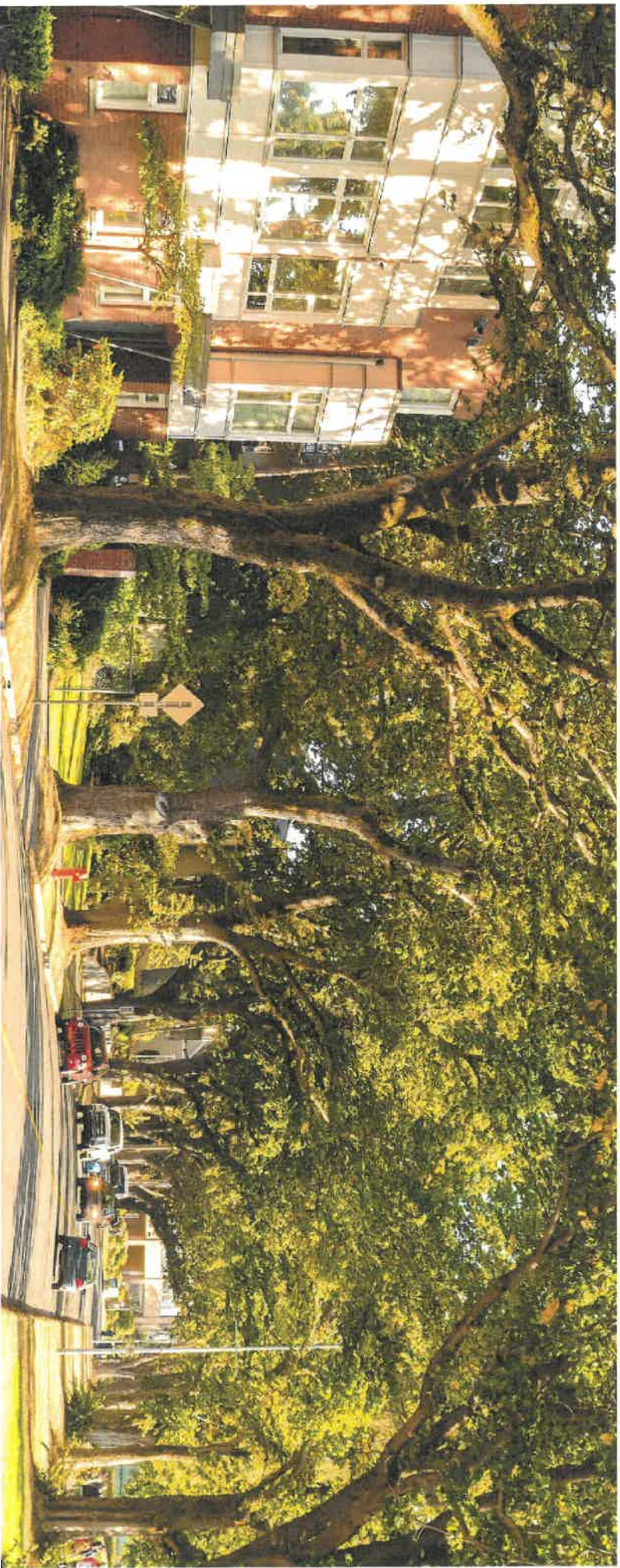
- Quality primary materials
- Strategic use of glazing
- Emphasize pedestrian entrances
- Use colors and materials that create a sense of place
- Enhance sides of buildings facing roads
- Flat buildings planes will not be allowed

E. Connect the 20 acre site to the larger North Farmington Station PMP

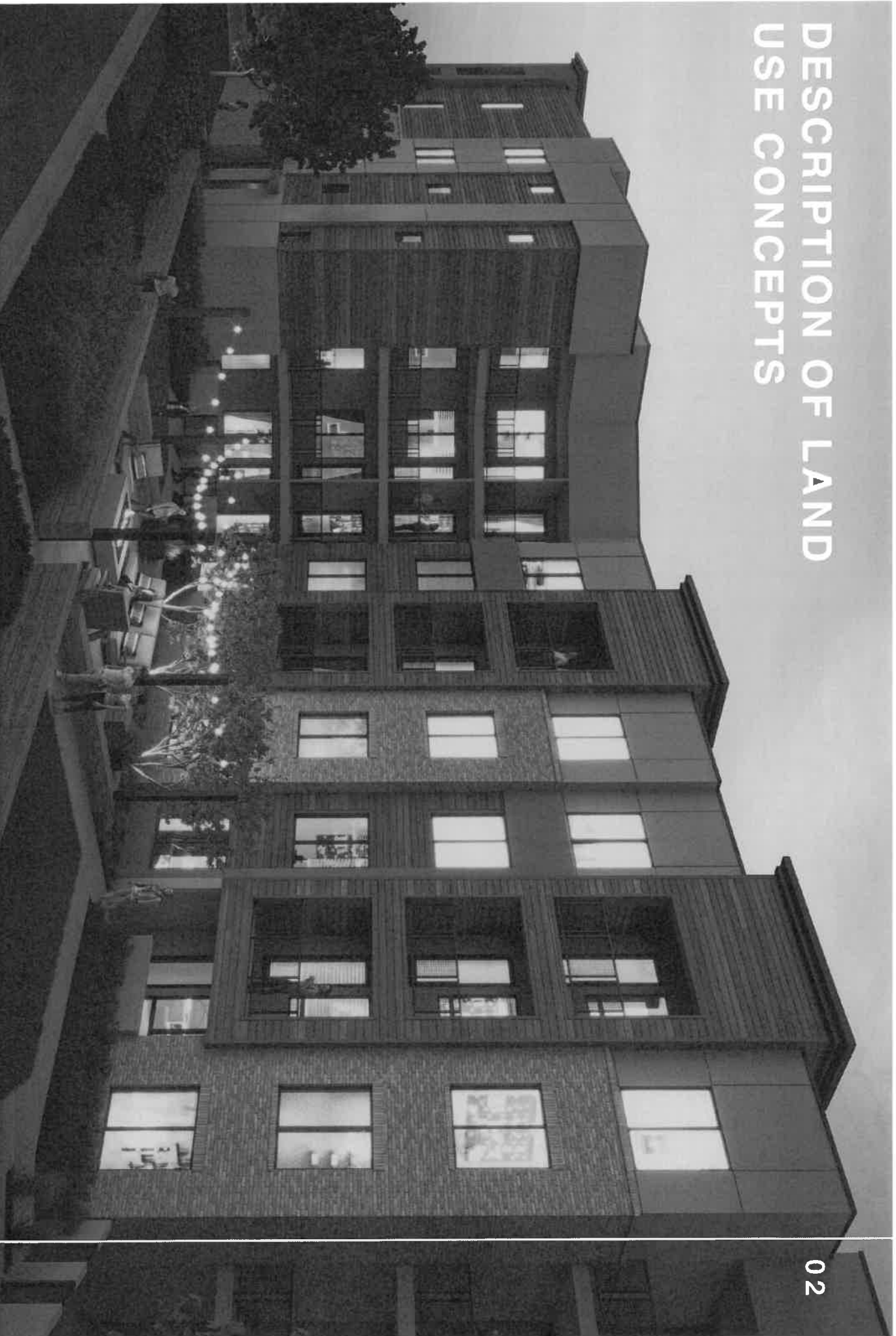
- Create a strong pedestrian and vehicular connection to the Downtown Area along Spring Street
- Create pedestrian connections to future trail system

F. Promote Farmington City's heritage

- Use Sycamore trees to line residential streets
- Use Farmington rock material on entrance monuments and features where possible



DESCRIPTION OF LAND USE CONCEPTS



CANOPY SQUARE LAND USE AREAS



**MULTIFAMILY
STACKED FLATS A**
MARKET RATE HOUSING



**MULTIFAMILY
TOWNHOME**
MARKET RATE HOUSING



**MULTIFAMILY
WRAP**
WORKFORCE HOUSING



**MULTIFAMILY
STACKED FLATS B**
MARKET RATE HOUSING



**OPEN SPACE
PASSIVE**



**OPEN SPACE
ACTIVE**

DESCRIPTION OF LAND USE CONCEPTS:

The land uses included in this PMP are as follows:

- Multifamily Stacked Flats A - 42,100 SF
- Multifamily Townhome - 52,850 SF
- Multifamily Wrap (Workforce Housing) - 99,000 SF
- Multifamily Stacked Flats B - 38,400 SF
- Open Space Passive
- Open Space Active

PARKING STRATEGY:

The City's Zoning Ordinance establishes the parking basis for Farmington City in Chapter 32. The minimum parking requirements for multifamily are 1.6 stalls per unit and .25 guest stalls per unit.

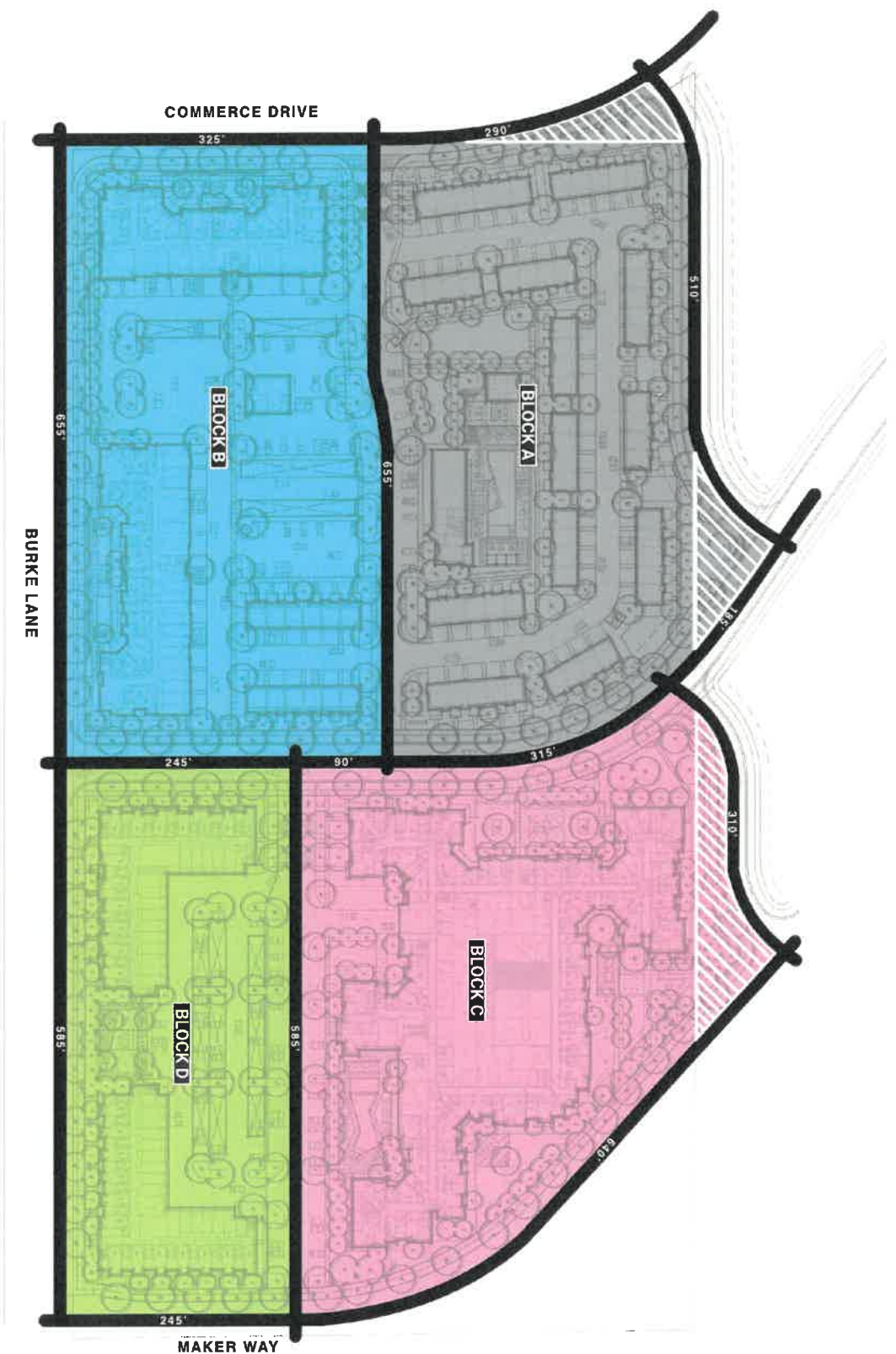
Parking within the 20-acres will include structured parking, surface parking, driveway parking, garage parking and on street (off site) parking. It is important to have the right amount of parking for the uses within this PMP. Proper planning should preclude both not enough parking as well as too much parking.

The City's Mixed-Use Ordinance Chapter 18 further defines the parking requirements for Transit Oriented Development, and minimizes the parking rate of Transit Oriented Development based on proximity to the Transit Station. With the inclusion of the proposed location of the Remote Transit Station onto the north of this site, the minimum parking rations may be reduced.

The Zoning Ordinance provided for reductions based on shared parking analysis that may be implemented in order to take advantage of complementary uses for further reduction. The fulfillment of this PMP will include a parking study and shared parking analysis if any further reduction to the required parking is to be implemented on a project specific basis. The actual parking that will be provided will be within these parameters as a minimum, with the caveat that the market and the needs of the particular user will drive the final number of stalls provided.

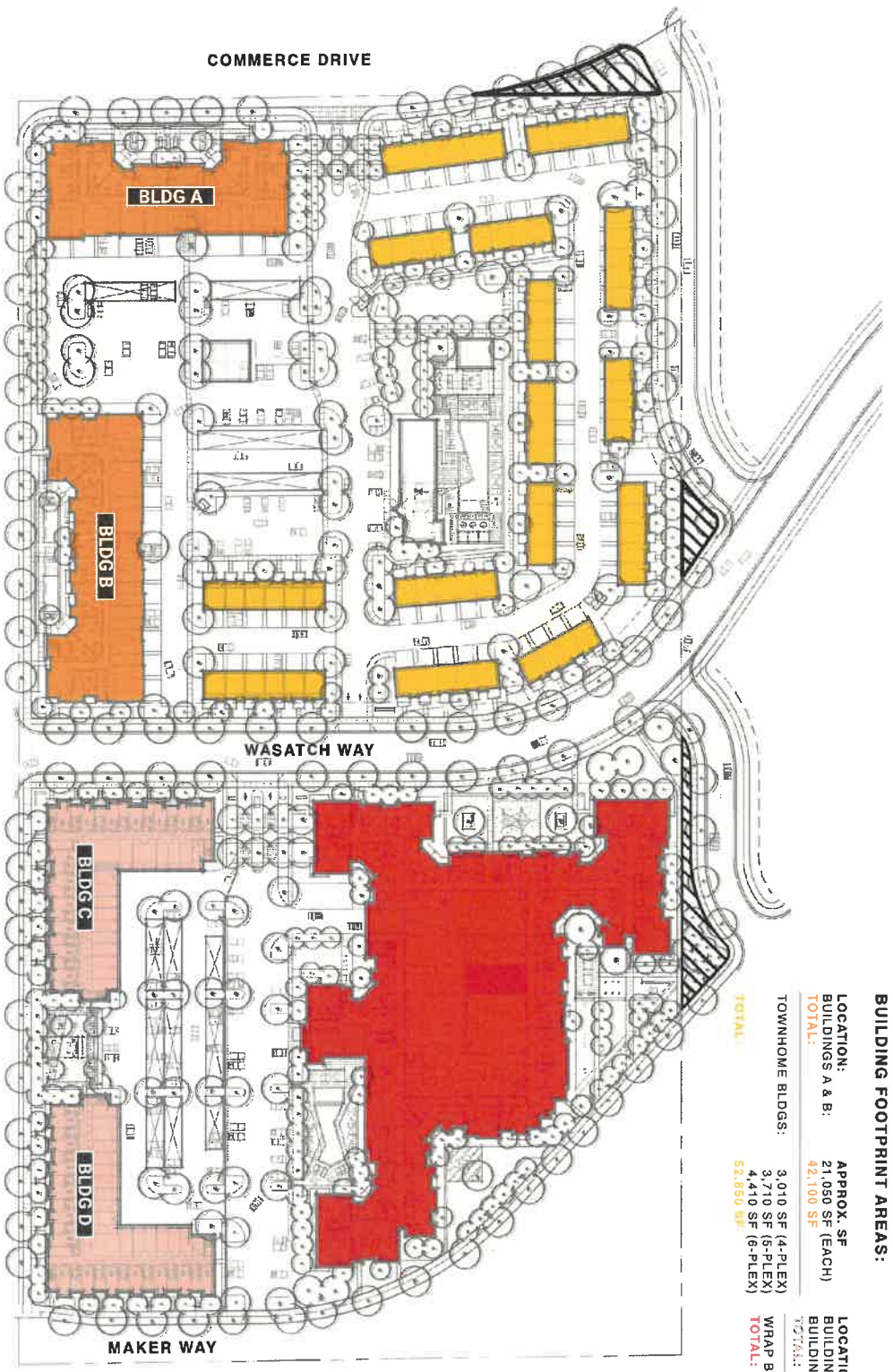


CONCEPT PLAN



①

BLOCK EXHIBIT



BUILDING FOOTPRINT AREAS:

LOCATION:		APPROX. SF	LOCATION:	APPROX. SF
BUILDINGS A & B:		21,050 SF (EACH)	BUILDING C:	
TOTAL:		42,100 SF	BUILDING D:	
TOWNHOME BLDGS:		3,010 SF (4-PLEX)	WRAP BUILDING:	
		3,710 SF (5-PLEX)	TOTAL:	
TOTAL:		4,410 SF (6-PLEX)	99,000 SF	
		52,850 SF	99,000 SF	

CONCEPTUAL LAND USES

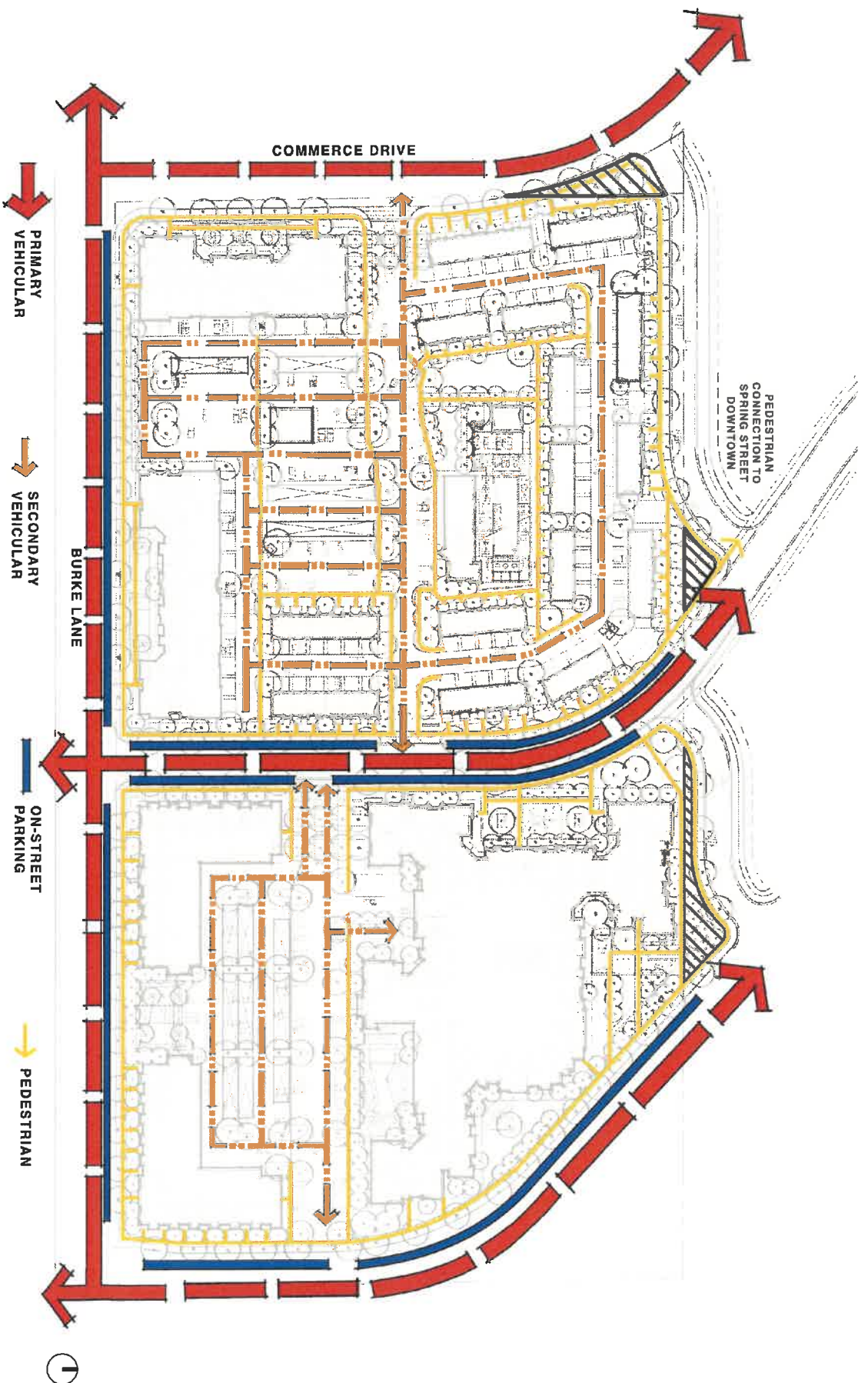
- SYCAMORE MULTIFAMILY WRAP
- HAVEN MULTIFAMILY TOWNHOMES
- HAVEN MULTIFAMILY STACKED FLATS
- HAVEN MULTIFAMILY STACKED FLATS



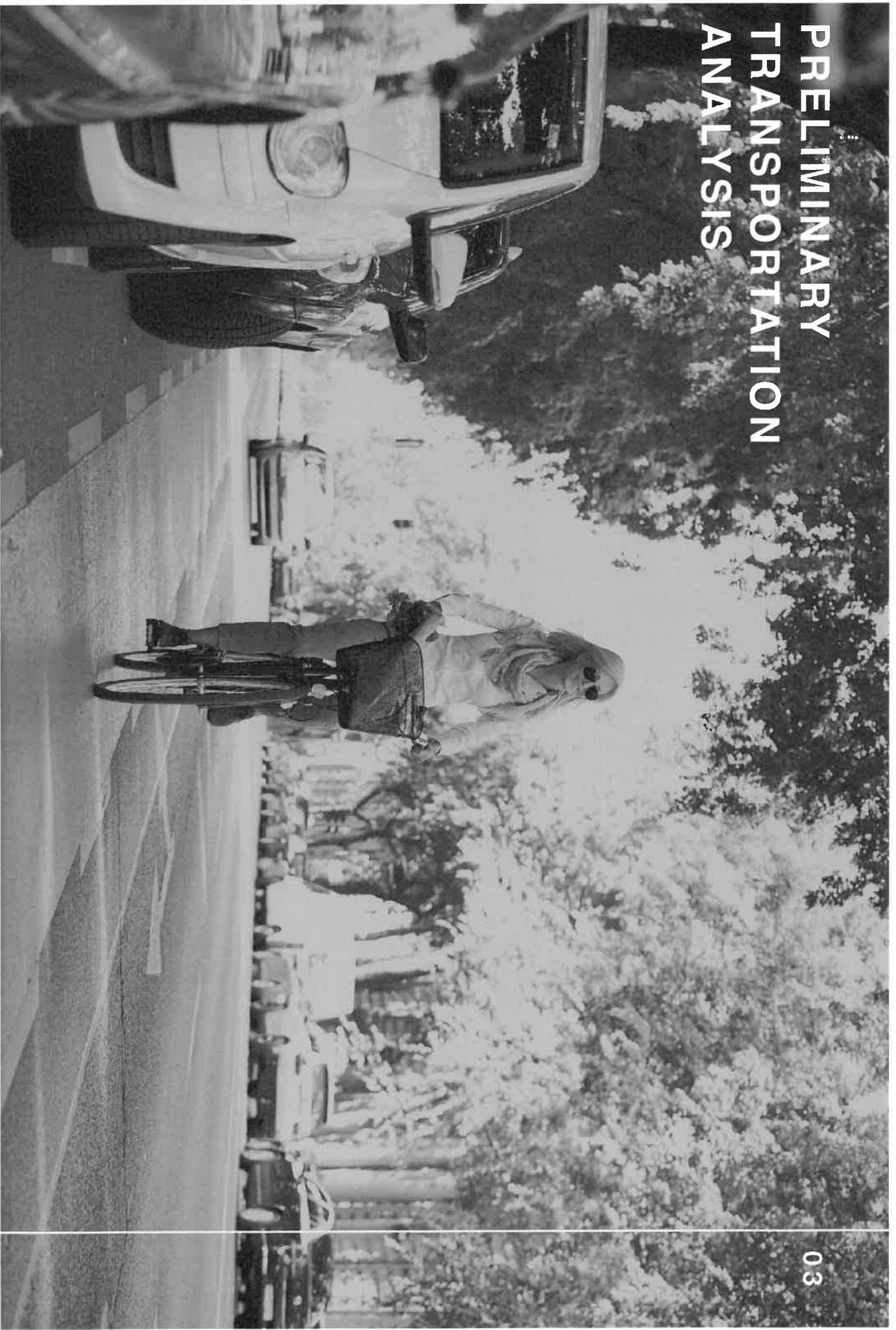
ACTIVE / PASSIVE OPEN SPACE

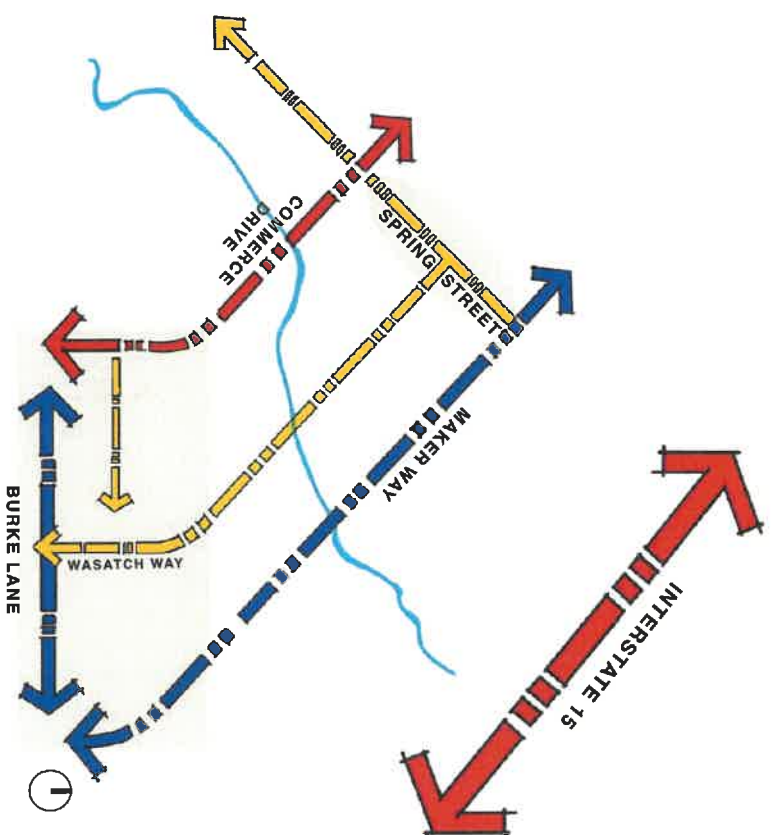
1

CIRCULATION



PRELIMINARY TRANSPORTATION ANALYSIS



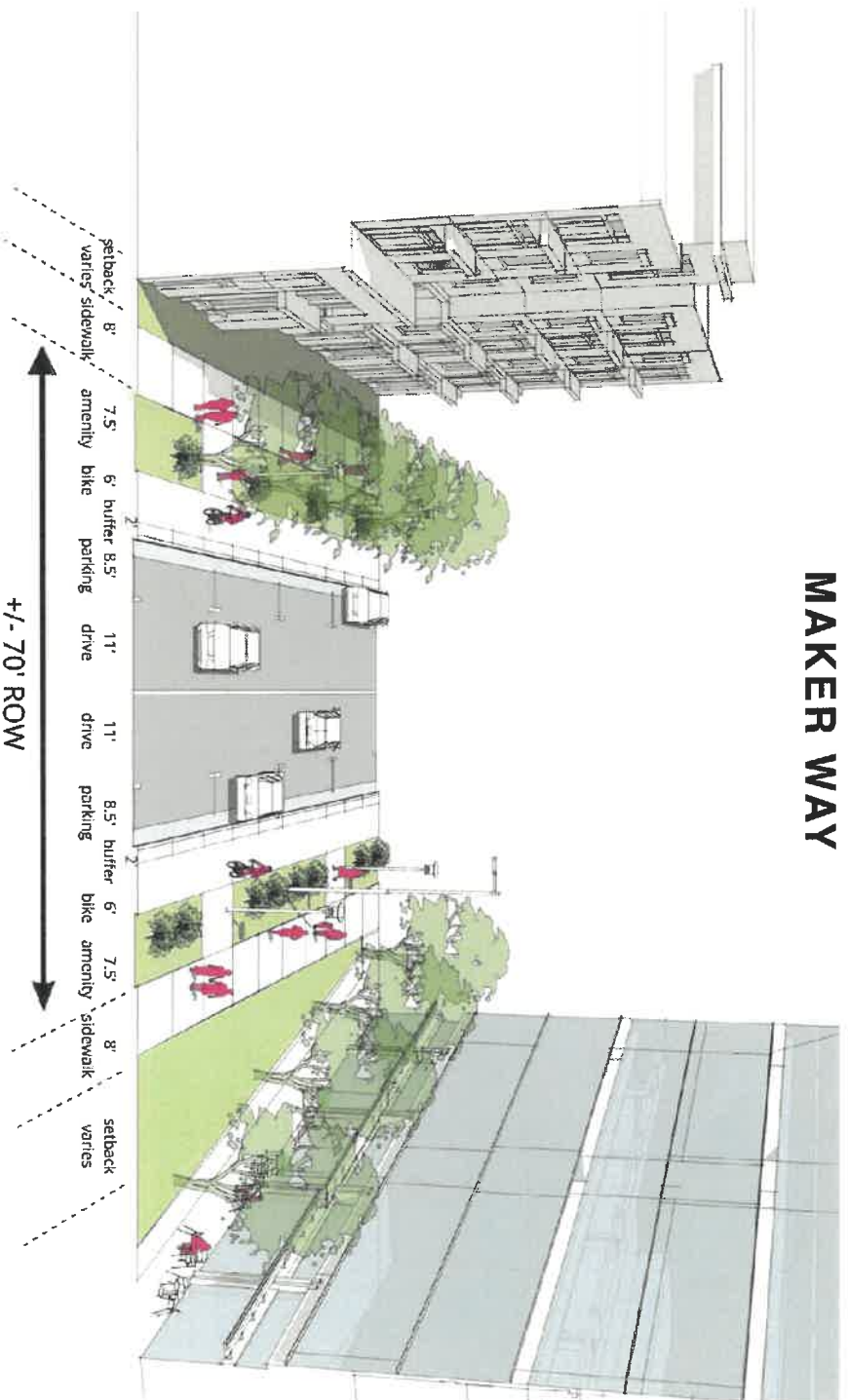


ROADWAY NETWORK

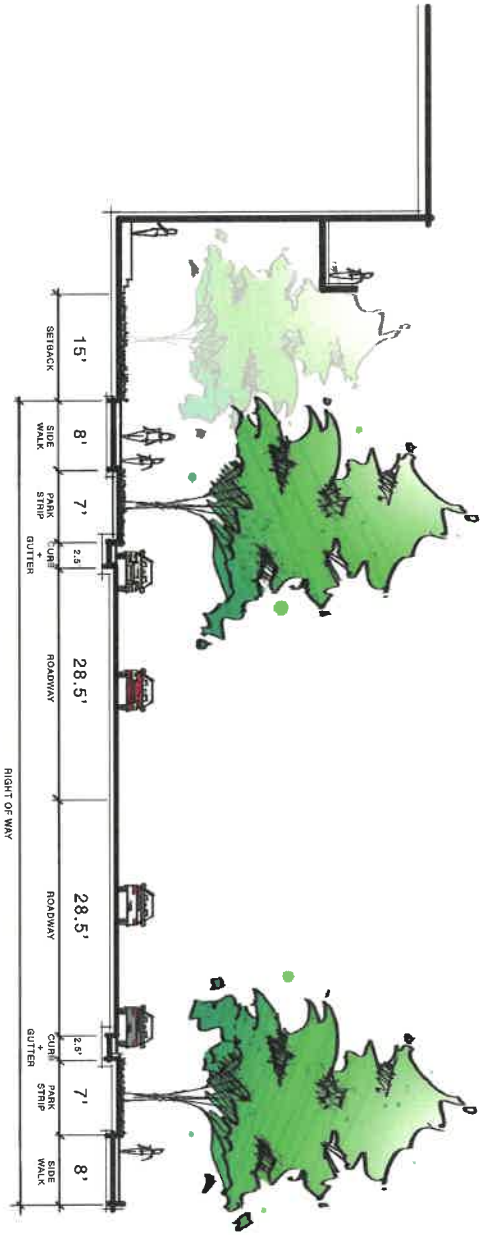
COMMERCE DRIVE



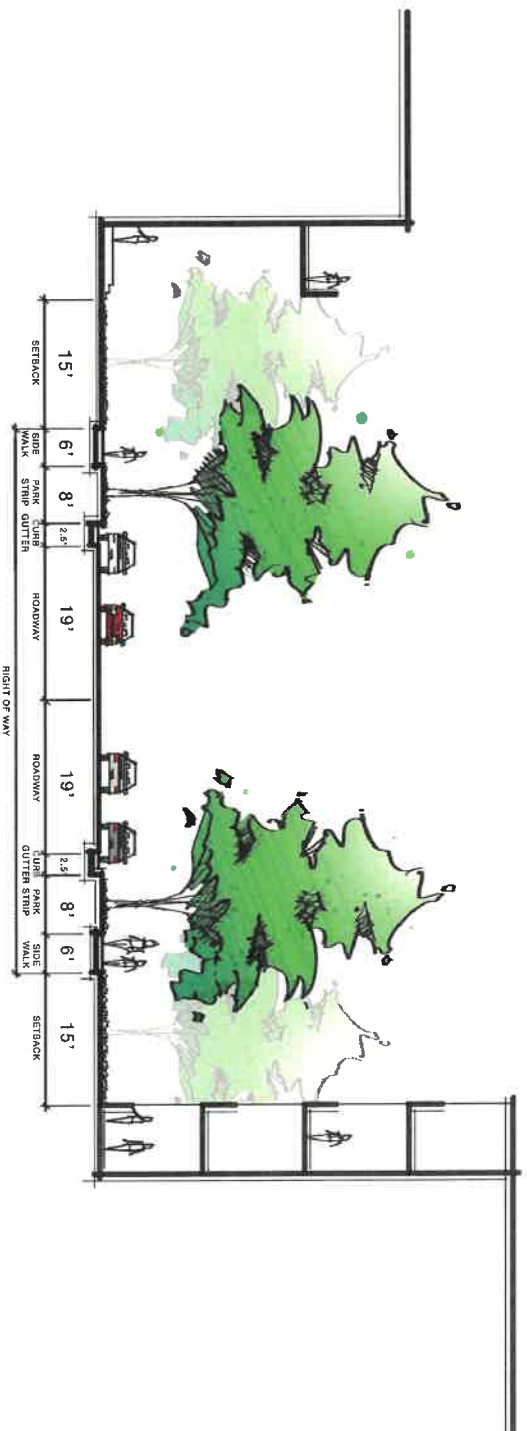
MAKER WAY



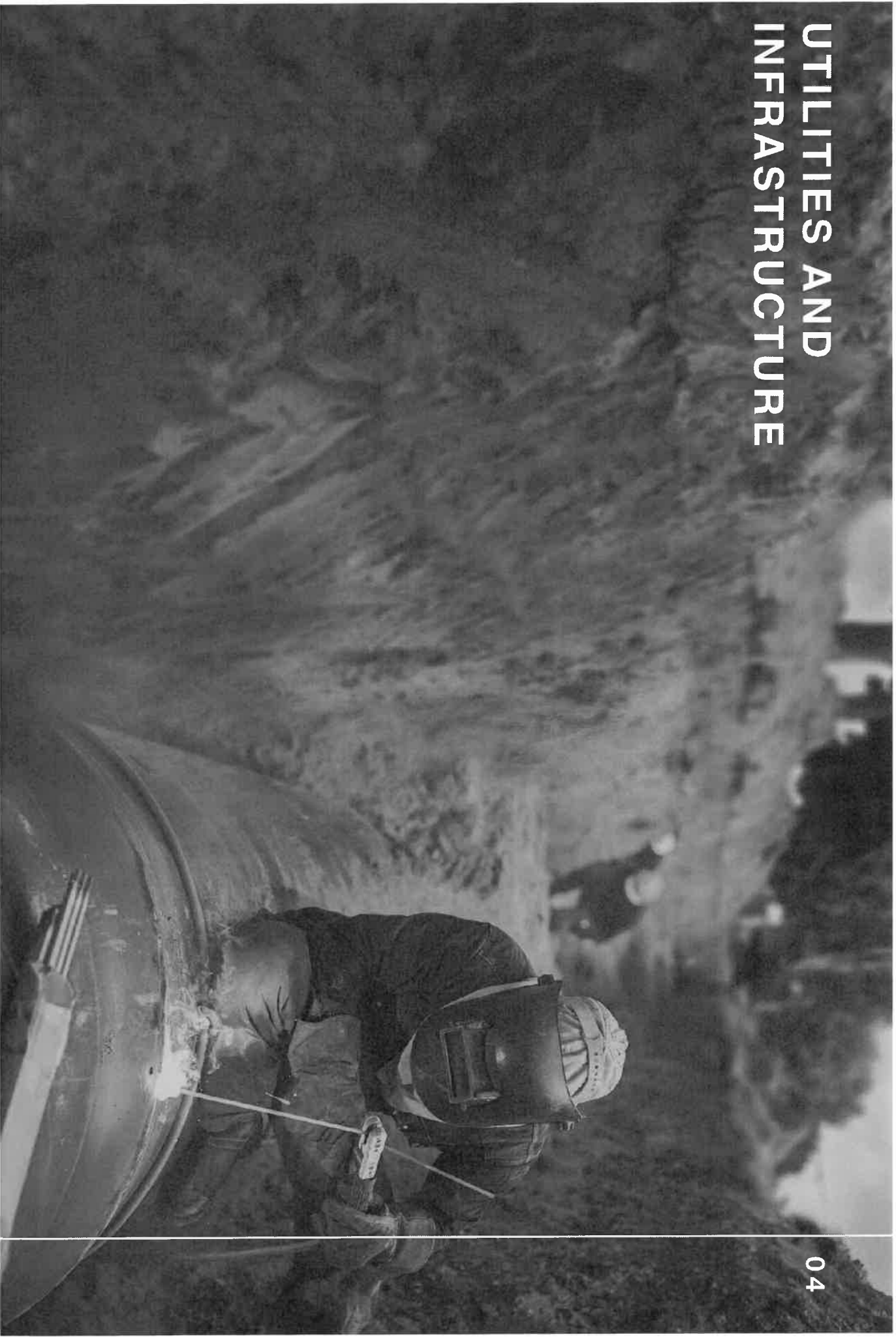
BURKE LANE



WASATCH WAY



UTILITIES AND INFRASTRUCTURE

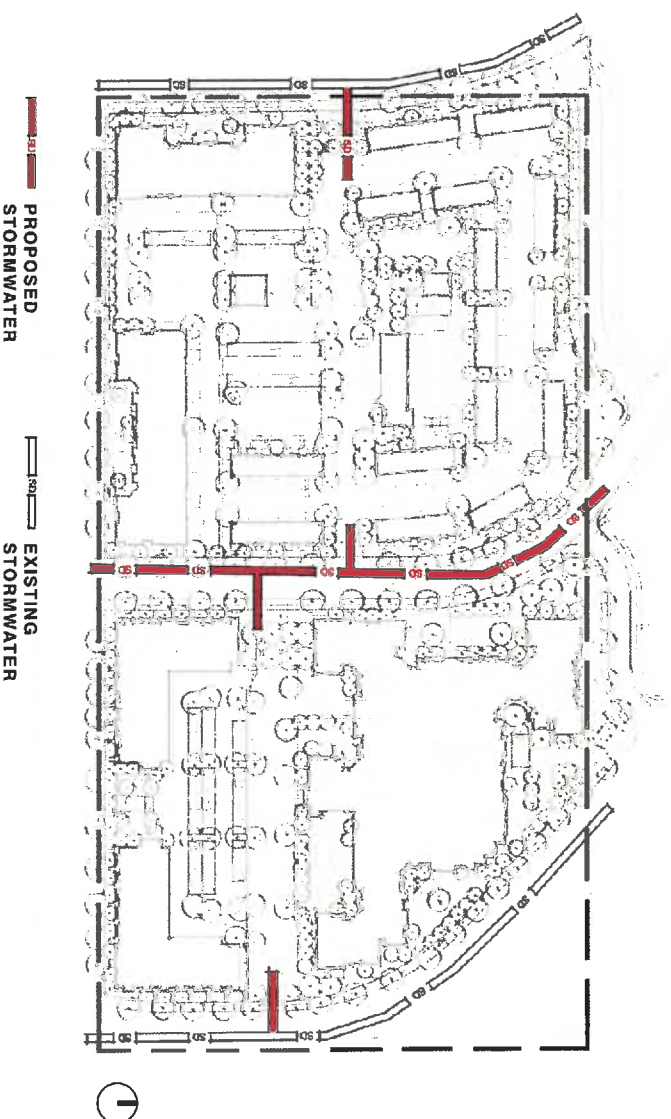


UTILITIES AND INFRASTRUCTURE:

The following is a brief description of the existing and proposed infrastructure that will serve the Canopy Square development. Infrastructure will include: culinary water, secondary water, sanitary sewer, storm drain and utilities.

DRY UTILITIES: Dry utilities for the project are available in the area and are being coordinated with the various providers including Dominion Gas, Rocky Mountain Power, Utopia, Comcast and several others. Dominion Gas has a high-pressure line that exists in an easement along the rail/trail corridor. Other utilities are present to the south and will be extended to the project to provide service.

STORM WATER: Stormwater for the project will discharge directly into the city system and regional basin south of Burke Lane.



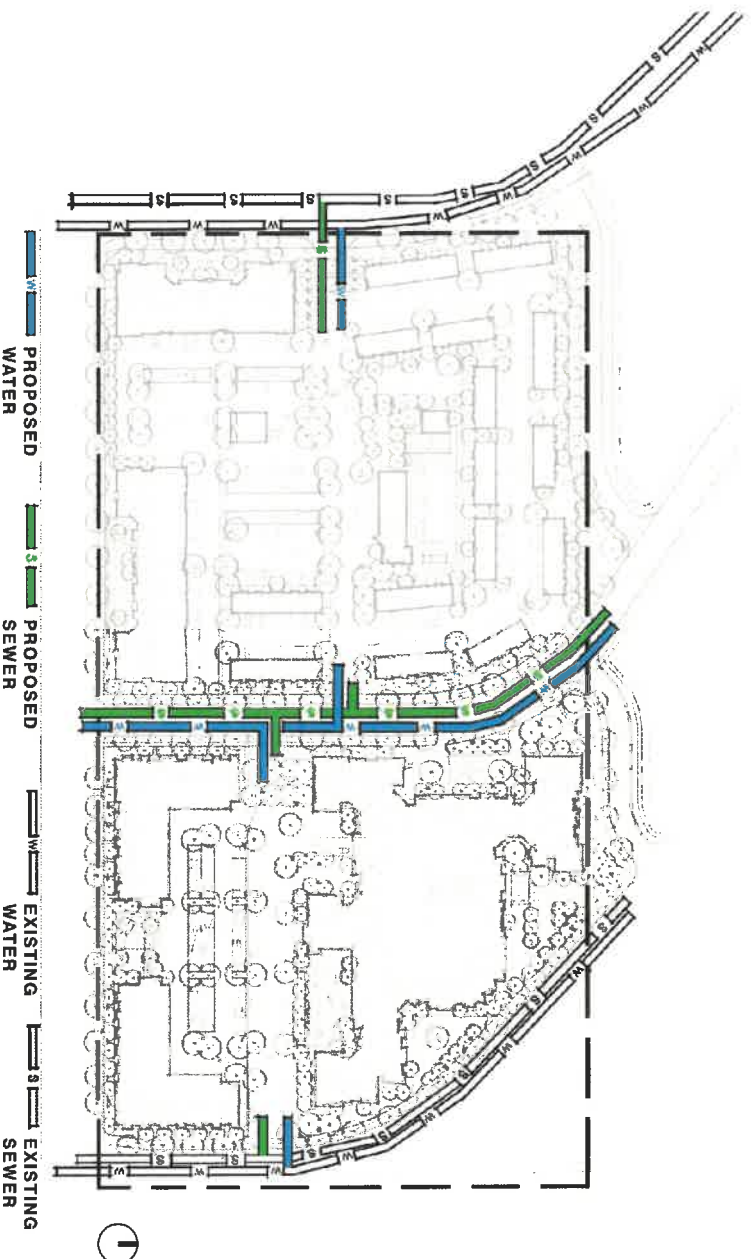
STORMWATER PLAN

SANITARY SEWER: Sanitary sewer for the project will be provided by Central Davis Sewer District. The District currently has sewer lines located in both 1525 W and in Burke Lane. The existing line located in 1525 W is a 12-inch diameter PVC sewer that connects to the 30-inch line located in Burke Lane. Both of these lines are currently flowing at capacity and are restricted in accepting new sewer flows. The district plans to run a new collector line from the treatment facility to the edge of the rail/trail corridor at the new Shepard Lane

ROW where it will terminate. It will be necessary to connect this new pipeline to the existing outfall at the North End of 1525 W in order to divert flows from the North part of Farmington City to the new collector to be constructed by Central Davis. Once the new connection is made and the outfall line is functional, capacity will be freed up in the existing sewer lines running through the project. The new development will route the bulk of the flow for the project down to the existing 30-inch line in Burke Lane.

CULINARY WATER: Culinary water lines exist in both 1525 W St and Burke Lane and are controlled by Farmington City. The project will connect to both of these existing water lines and provide a new culinary water loop throughout the development to provide fire flow and domestic service to the proposed development (see overall utility map for water system map). The existing pipelines for this city are both 10 and 12 inch in diameter and should be ample to supply the proposed development for fire flow and for domestic service. A looped water system will be installed to provide redundancy for the development.

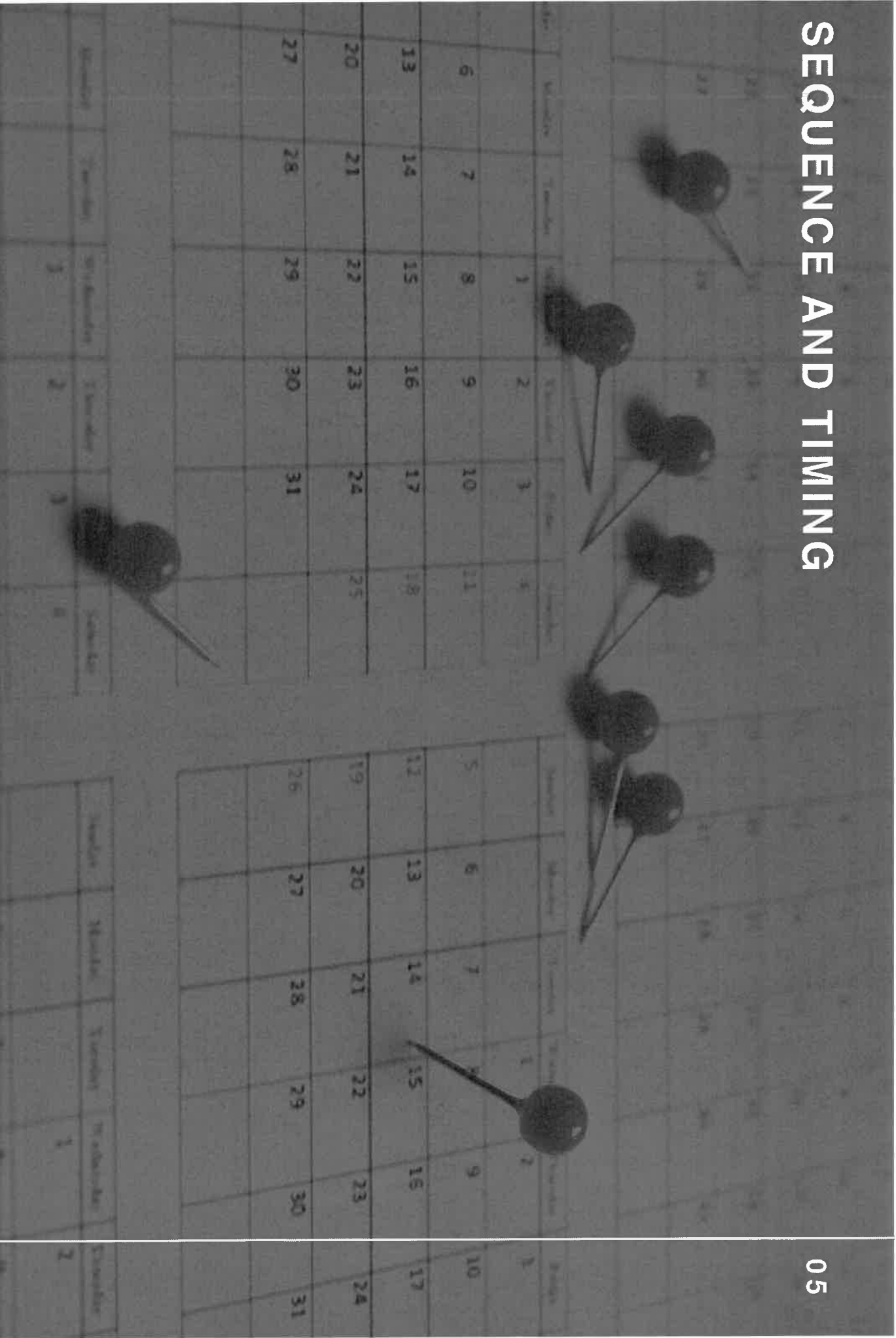
SECONDARY WATER: Irrigation water for the project will be provided by the Weber Basin Water Conservancy District through their existing line located on the East side of the property running from the South to the edge of the existing Creek. All parcels within a development will be required to use Weber Basin water for their irrigation needs. The development will connect to the existing Weber Basin line and provide a loop system throughout to provide the irrigation needs for the development.



UTILITY PLAN

SEQUENCE AND TIMING

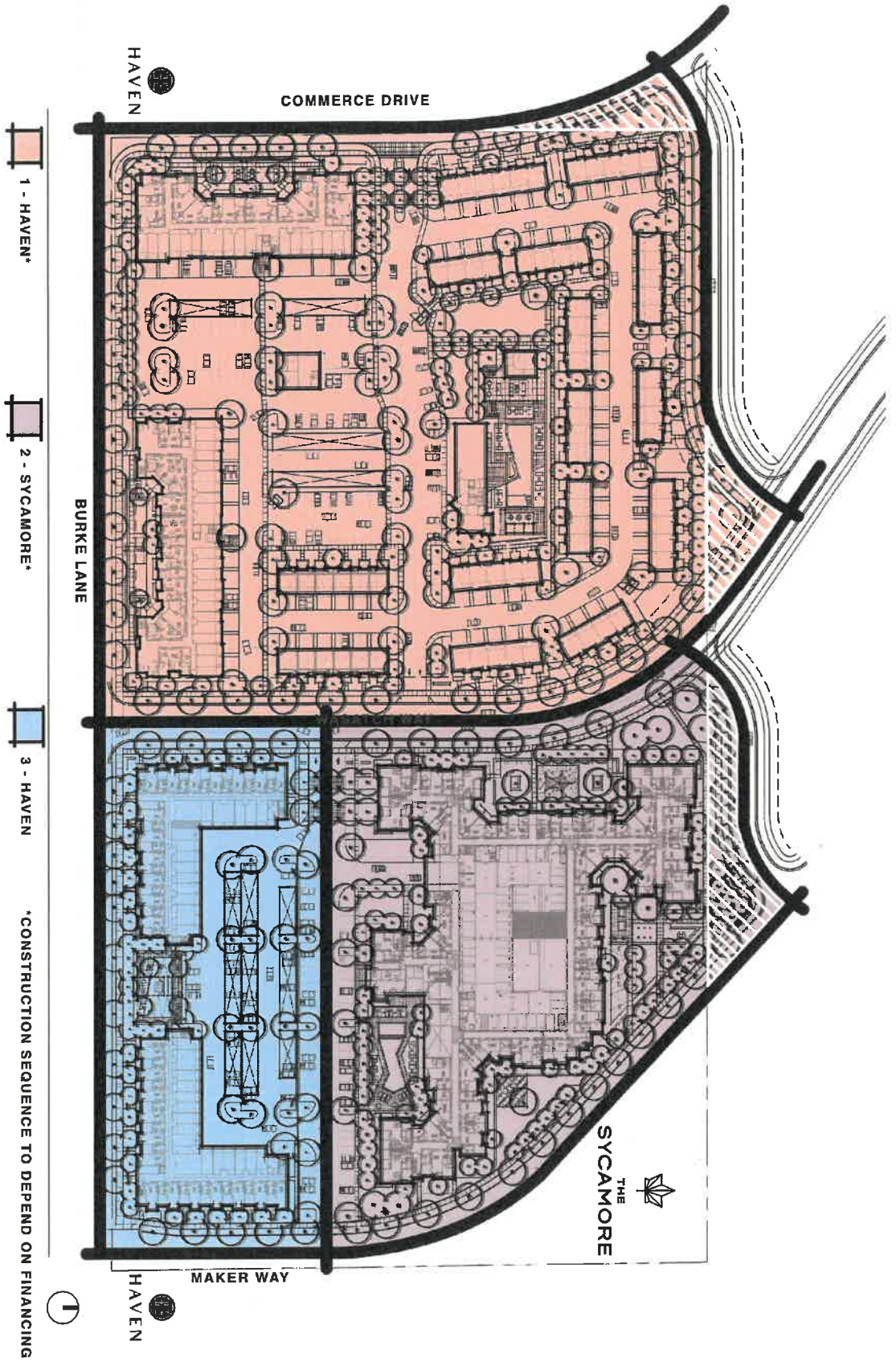
05



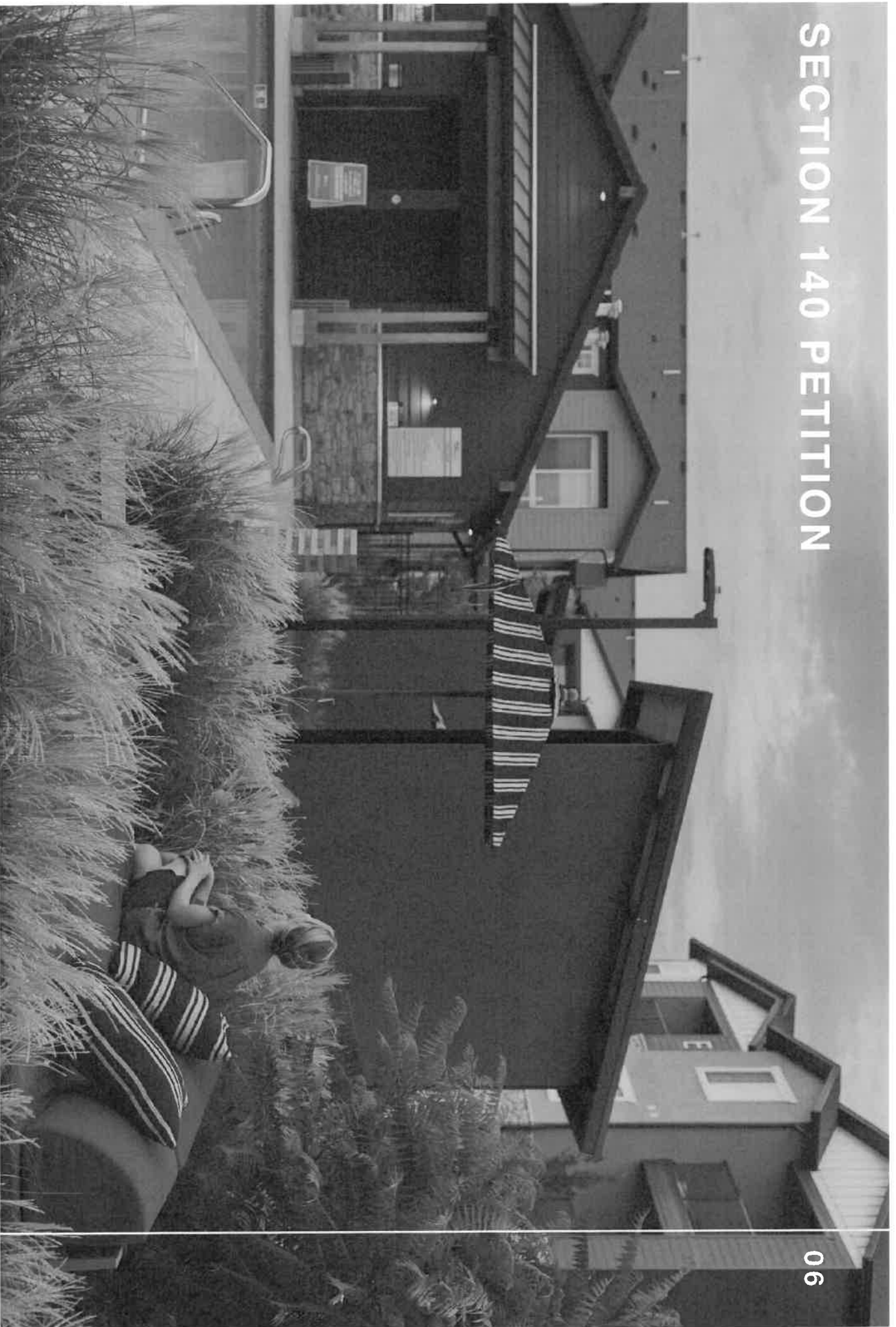
CANOPY SQUARE SEQUENCE AND TIMING



CONSTRUCTION SEQUENCE EXHIBIT



SECTION 140 PETITION

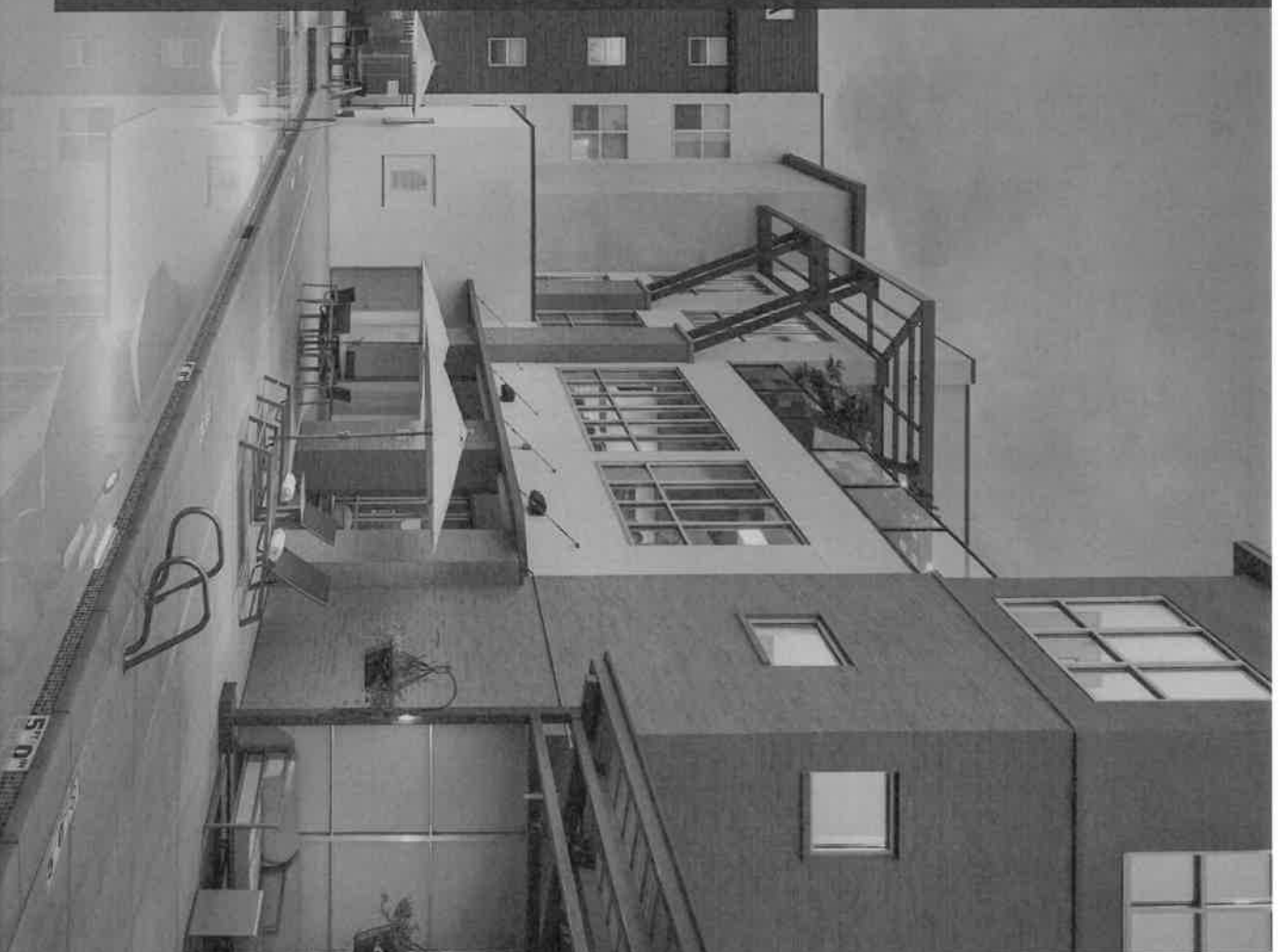


Alternative Approval Process: Development Agreements (Section 11-18-140) Petition

The Farmington City Zoning Ordinance makes provision for an Alternative Approval Process; Development Agreements (Section 11-18-140). This makes provision for refinements to Chapter 18 of the Zoning Ordinance in conjunction with a Development Agreement as outlined by Section 11-18-140:

"Consideration and Approval Of Development Agreement: The development agreement shall be considered at the same time as the PMP and following the same approval process described in section 11-18-080 of this chapter. The criteria for review of a PMP and development agreement application by the Planning Commission and City Council shall consist of the following criteria in lieu of the criteria set forth in subsection 11-18-080 of this chapter:

1. Consistency with the Farmington City General Plan;
2. Compliance with applicable City codes, rules, regulations and standards applicable to the proposed PMP, except that uses and development standards specifically included in the development agreement may be different from those contained in the Farmington City ordinances;
3. Consistency with any development standards determined by the City to be applicable to all development within the TOD Mixed Use Districts;
4. Establishment of a mix of uses in locations that will promote and encourage the goals of the TOD Mixed Use Districts and be consistent with the objectives of section 11-18-050, "Uses", of this chapter; and
5. Establishment of circulation and transportation features sufficient to meet the requirements of section 11-18-040, "Regulating Plan", of this chapter, to coordinate with anticipated off site circulation and transportation features and to further any applicable community wide transportation objectives."

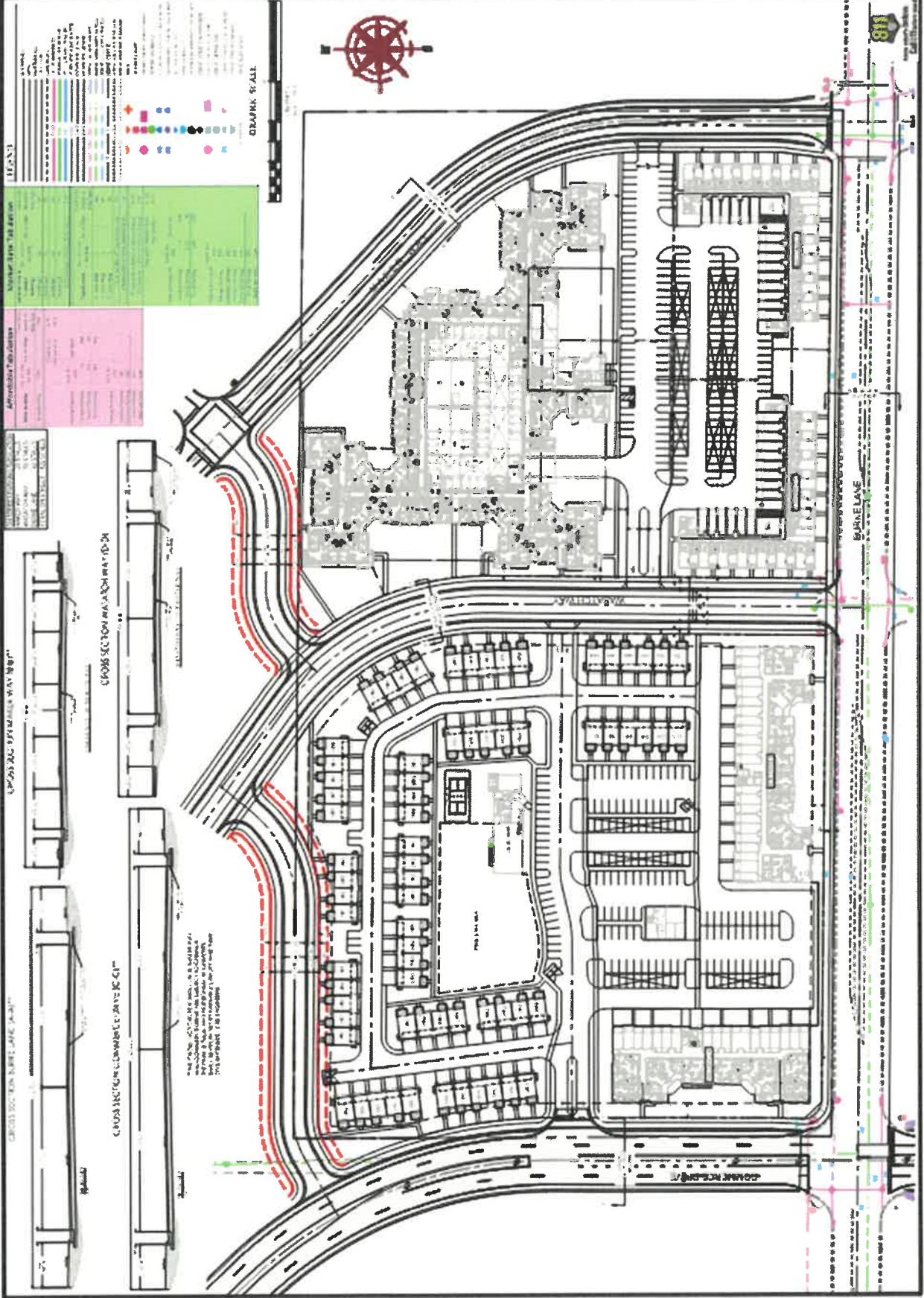


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FARMINGTON APTS FARMINGTON CITY, UTAH SITE PLAN

DATE: 01/11/2017
BY: [Signature]

HCUS
HARVEST COMMUNITY URBAN SERVICES
1000 SOUTH 1000 WEST, SUITE 100
SALT LAKE CITY, UT 84119
PHONE: (801) 466-1000
WWW.HCUS.COM



TYPE 15 IMPAVED

LEGEND

Symbol	Description
[Solid Black]	Building Footprint
[Dashed Black]	Property Line
[Dotted Black]	Setback Line
[Thick Solid Black]	Street Right-of-Way
[Thin Solid Black]	Property Boundary
[Thin Dashed Black]	Utility Line
[Thin Dotted Black]	Proposed Utility Line
[Thick Dashed Black]	Proposed Street Right-of-Way
[Thick Dotted Black]	Proposed Setback Line
[Thin Solid Grey]	Existing Pavement
[Thin Dashed Grey]	Proposed Pavement
[Thin Solid Green]	Existing Landscaping
[Thin Dashed Green]	Proposed Landscaping
[Thin Solid Blue]	Existing Water Feature
[Thin Dashed Blue]	Proposed Water Feature
[Thin Solid Yellow]	Existing Fencing
[Thin Dashed Yellow]	Proposed Fencing
[Thin Solid Purple]	Existing Signage
[Thin Dashed Purple]	Proposed Signage
[Thin Solid Pink]	Existing Lighting
[Thin Dashed Pink]	Proposed Lighting
[Thin Solid Brown]	Existing Topography
[Thin Dashed Brown]	Proposed Topography

APPROVED DEVELOPMENT

Item	Quantity
Units	100
Parking Spaces	120
Landscaping	1500 sq ft
Water Feature	1000 sq ft
Fencing	1000 ft
Signage	1000 sq ft
Lighting	1000 sq ft
Topography	1000 sq ft

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CITY COUNCIL AGENDA

For Council Meeting:
February 1, 2022

DISCUSSION: **STACK Real Estate, regarding North Farmington Station
Development Concepts**

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

CITY COUNCIL AGENDA

For Council Meeting:
February 1, 2022

NEW BUSINSS: Resolution Appointing City Council Members to various committees.

ACTION TO BE CONSIDERED:

1. Discussion
2. Motion to approve resolution appointing City Council Members to various committees.

GENERAL INFORMATION:

See Resolution.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

FARMINGTON, UTAH

RESOLUTION NO. 2022-__

A RESOLUTION PROVIDING FOR THE APPOINTMENT OF CITY COUNCIL MEMBERS TO AND DELEGATING AUTHORITY TO VARIOUS COUNCIL COMMITTEES, ASSIGNMENTS AND PROVIDING FOR THE APPOINTMENT OF CERTAIN INDIVIDUALS TO REPRESENT FARMINGTON CITY ON VARIOUS BOARDS, COUNCILS AND COMMISSIONS

WHEREAS, pursuant to Section 2-1-170 of the Farmington City Municipal Code, the City Council may from time to time delegate portions of its authority to Council Committees and/or assignments and appoint at least two members of the City Council to serve on such Committees; and

WHEREAS, pursuant to the provisions of Chapter 3 of Title 2 of the Farmington City Municipal Code, the Mayor has the right to appoint, with advice and consent of the City Council, persons to fill offices on various commissions, committees and entities; and

WHEREAS, the Mayor desires to make appointments as herein set forth and the City Council desires to consent to such appointments and to take such additional actions as are set forth herein;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Delegation to Council Committees. The City Council hereby establishes the following Council Committees and City Council assignments and delegates authority to such Committees and liaisons as provided herein:

(a) Personnel/Problems Resolution Committee.

- (1) Serves as Board of Appeals on personnel matters/grievances beyond City Manager level.
- (2) Serves as permanent member of Employee Transfer and Discharge Appeals Board.
- (3) Reviews and recommends proposed amendments to Personnel Policies and Procedures.
- (4) Reviews and recommends proposed compensation-related matters for employees and appointed and elected officials.

(4) Reviews and recommends proposed changes in performance appraisal system.

(5) Reviews and recommends proposed staffing changes and needs.

(6) Upon assignment, hears citizen complaints that are not planning, zoning and building inspection related.

(7) Makes recommendations for solutions after receiving input from staff.

(8) Evaluates various studies and proposals as assigned by the City Council and Mayor and makes recommendation to the City Council.

(b) City Council Special Events Liaisons

(1) Serves as liaison between Parks & Recreation Director and City Council in recommending, organizing, promoting and sponsoring City-wide special events.

(2) Works with Parks & Recreation Director in recommending the number and type of special events held annually based on input from the City's Parks & Recreation Master Plan, staff and citizen input.

(3) Works with Parks & Recreation Director in submitting names of candidates for chair person over each special event held annually.

(4) Works with Parks & Recreation Director in developing and recommending policy changes pertaining to promoting and holding of special events.

(c) Development Review/Economic Development Committee.

(1) Reviews initial development proposals and negotiates with developers when assigned by the City Council considering input and advice from City staff.

(2) Reviews staff recommendations for changes to development codes and processes for further consideration by the full City Council.

(3) Review staff recommendations and/or development proposals which will foster economic development goals of the City consistent with the City's Land Use Plan and will make recommendations to the City Council accordingly.

(d) Historic Preservation Liaisons

(1) Serves as liaisons between the Historic Preservation Commission and the City Council.

(2) Attends meetings upon request and submits policy matters for consideration back to the City Council.

(3) Liaisons do not have voting power.

(e) Youth City Council Director

(1) Serves as Director of the Youth City Council.

(2) Recommends and works with appointed advisors in operating Youth City Council programs and activities.

(3) Recommends policy considerations to the City Council.

(f) Trails Committee Liaisons

(1) Serves as liaisons between Trails Committee and the City Council;

(2) Attends Trails Committee meetings and submits policy matters related to trails back to the City Council for consideration.

(3) Meets quarterly with Trails Committee officers and City staff.

(4) Liaisons do not have voting power.

Section 2. Appointments to Council Committees and Assignments. The following appointments are hereby made by the Mayor to the Council Committees and assignments and are hereby consented to and approved by the City Council:

(a) Personnel/Problems Resolution Committee: _____

(b) Special Events Liaisons: _____

(c) Development Review Committee/Economic Development: _____

(d) Historic Preservation Liaisons: _____

(e) Youth City Council Director: _____

(f) Trails Committee Liaisons: _____

Section 3. Appointments by the Mayor and Consent of City Council. The Mayor hereby appoints and the City Council hereby consents to the following:

_____ as Farmington City representative to the Davis Chamber of Commerce.

_____ as Farmington City representatives to the Utah League of Cities & Towns.

Section 4. City Appointments to Special District Board. It is hereby confirmed and ratified that the following-named individual has been appointed as a member of the following special district board with term as indicated:

_____, Davis County Mosquito Abatement Board, January 2022 through December 2023.

_____, Wasatch Integrated Waste Board, January 2022 through December 2023.

Section 5. Mayor Pro Tempore. In accordance with Section 10-3b-302(2) of the *Utah Code Annotated*, Council Member _____ has been elected by the City Council to serve as *Mayor Pro Tempore* for the period commencing January 1, 2022 through December 31, 2023.

Section 6. Right to Modify Appointments. The City of Farmington, acting by and through its duly-authorized Mayor and City Council, may change and/or terminate any appointment from time to time as deemed in the best interests of the City.

Section 7. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 8. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS 1st DAY OF FEBRUARY, 2022.

FARMINGTON CITY

ATTEST:

DeAnn Carlile
City Recorder

By: _____
Brett Anderson
Mayor

CITY COUNCIL AGENDA

For Council Meeting:
February 1, 2022

SUBJECT: Minute Motion Approving Summary Action List

1. Amendment #7 to Interlocal Cooperation Agreement for Animal Services.
2. Station Parkway (800 West) Road Dedication Plat

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



Animal Care of Davis County

1422 East 600 North – Fruit Heights, Utah 84037
Telephone: (801) 444-2200 – TDD: (801) 451-3228 – Fax: (801) 444-2212

To: Alex Leeman

From: Ashleigh Young

Date: 13 December 2021

Re: Amendment #7 to Interlocal Cooperation Agreement for Animal Services

Mr. Leeman,

Attached you will find Amendment #7 to Interlocal Cooperation Agreement for Animal Services provided to the city of Farmington. As discussed in our last meeting, this amendment is intended to guide us through 2022, as we move towards a tax levy to be used to fund animal care in 2023. There are three specific areas of this amendment that are important to review and understand. They are the overall budget, wildlife services, and the capital projects fund.

Overall Budget:

We saw a slight increase in our annual expenses, as has been the case every year. This year's increase is 7% vs. 11.5% in 2021. Animal Care did not add any new positions to our team in this upcoming budget year, but due to the current state of the labor market, wages have gone up significantly over 2021. This is where the majority of the increase can be found. We are seeing a decrease in medication and operating supplies in 2021 due to heighten management in these two areas.

Our building improvements line item is significantly higher this year due to engaging in a 9 month long feasibility study with Citygate Associates, LLC in preparation for building a new animal care facility in the coming years. This feasibility study comes at a cost of \$189,525. This cost is being split between all the cities and the county 50/50 as discussed in the last meeting.

Wildlife Services:

Wildlife services has been completely removed from Amendment #7 to the Interlocal Cooperation Agreement for Animal Services.

Capital Projects Fund:

We are actively working towards relocating to a newer, more suitable shelter for effective animal care operations and the convenience of our citizens. However, until that time, it is important to extend the Capital Projects Fund regarding the shelter at the same rate/amount that has been collected in the past.



Animal Care of Davis County

1422 East 600 North – Fruit Heights, Utah 84037
Telephone: (801) 444-2200 – TDD: (801) 451-3228 – Fax: (801) 444-2212

This fund will help us with any necessary facility repairs that have been identified or present themselves prior to a new facility being built.

Obviously, we will be prudent knowing that the intent is to move to a new building in the near future. However, it is also sensible to ensure the aged facility is still able to properly house animals, provide a safe work environment for our employees, and safely and effectively serve our citizens and their pets.

In addition to the electronic version of this letter and contract amendment, we will be sending the original documents to you via U.S. Mail. Please use those original documents for the official signatures and return them to us in the stamped manila envelope provided by **January 28, 2022**.

Once received we will get the necessary signatures of our county officials and forward a copy to you for your records. We appreciate any efforts made to expedite the review and signature process, and will do our part to turn around any contracts we receive prior to January 28. If you have any questions or concerns, please do not hesitate to contact me. Again, thank you for the opportunity to provide professional animal care and control services to the citizens of your city.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ashleigh Young".

Ashleigh Young

Director

Animal Care of Davis County

AMENDMENT NO. 07 TO INTERLOCAL COOPERATION AGREEMENT FOR ANIMAL SERVICES

This Amendment No. 07 to Interlocal Cooperation Agreement for Animal Services (this “Amendment No. 07”) is made and entered into as of January 1, 2022, by and between Davis County, a political subdivision of the state of Utah (the “County”), and Farmington City, a municipal corporation of the state of Utah (the “City”). The County and the City may be collectively referred to as the “Parties” herein.

RECITALS

This Amendment No. 07 is made and entered into by and between the Parties based, in part, upon the following recitals:

- A. In 2016, the Parties entered into an *Interlocal Cooperation Agreement for Animal Services*, which is labeled by the County as Contract No. 2016-232 (the “Agreement”); and
- B. The Parties, through this Amendment No. 07, desire to modify certain terms and/or provisions of the Agreement.

Now, based upon the foregoing, and in consideration of the terms set forth in this Amendment No. 07, the Parties do hereby agree as follows:

- 1. **Exhibit A of the Agreement is replaced in its entirety with the Exhibit A below:**

EXHIBIT A

The City’s 2022 calendar year obligation to the County for service calls, excluding calls for wild nuisance, animal pick up and/or euthanization:

<u>Title/Category</u>	<u>Subtitle/Subcategory</u>	<u>Amount</u>
Budgeted 2022 Expenditures by Davis County for Animal Care and Control:	Personnel:	\$2,359,650.00
	Operating:	\$535,949.00
	Capital Equipment:	\$302,843.00
	Allocations:	\$176,349.88
	Total Expenditures:	\$3,374,792.00
Projected 2022 Revenues of Davis County Animal Care and Control:	Licenses:	\$202,216.00
	Shelter Fees:	\$135,311.00
	Adoptions:	\$78,000.00
	Budget Adjustment:	\$129,000
	Donations:	\$18,085.00
Total Revenues:		\$562,612.00
Projected 2022 Expenditures Less Projected 2021 Revenues:		2,812,180
Combined Cities’ 50% Obligation:		1,406,090
Average of the City’s Total Billable Calls for 2020 and 2021:		472
Average of Combined Cities’ Total Billable Calls for 2020 and 2021:		8662
The City’s 2021 Usage Rate:		5.44%
The City’s 2022 Calendar Year Obligation to the County:		\$76,491.29

The City shall pay the foregoing calendar year obligation to the County on a monthly basis and within thirty calendar days of receipt of a monthly invoice from the County.

The City's 2022 calendar year obligation to the County for
the capital projects fund regarding the Shelter:

<u>Title/Category</u>	<u>Amount</u>
Total of Capital Projects Fund Regarding the Shelter:	\$562,000.00
Combined Cities' Portion of the Capital Projects Fund Regarding the Shelter:	\$281,000.00
2022 Obligation of the Combined Cities:	\$56,200.00
The City's 2021 Usage Rate:	5.44%
The City's 2021 Calendar Year Obligation to the County:	\$3,057.28

The City shall pay the foregoing calendar year obligation to the County on a monthly basis and within thirty calendar days of receipt of a monthly invoice from the County.

1. **Discontinuation of Wildlife Services.** Wildlife services were discontinued July 1st, 2020 and any fees associated with this service have been removed from the contract.
2. **Capital Projects Fund Regarding the Shelter.** In reference to Section 5 of the Agreement Capital Projects Fund Regarding the Shelter, this Amendment No. 07 hereby extends the contribution by the Combined Cities to the Capital Projects Fund Regarding the Shelter through December 31, 2022. The parties hereby agree to extend the obligation to contribute to the capital projects fund as calculated in the Agreement and summarized below:
 - a. The combined cities' annual calendar year obligation for 2022 to the capital projects fund regarding the shelter as referenced in Exhibit A above will be \$56,200. The City's specific portion of the Combined Cities obligation, shall be the average of the City's calls for animal care and control services for the two calendar years immediately prior divided by the average of all of the combines cities' calls for animal care and control services for the two calendar years immediately prior ("usage rate") multiplied by the combined cities calendar year obligation.
3. **Term of Agreements** In reference to Section 10 of the Agreement *Term of agreement*, this Amendment No. 07 shall, subject to the termination and other provisions set forth therein, terminate on December 31, 2022 at 11:59 p.m. (the "Term"). The parties may, by written amendment to this Agreement, extend the Term of this Agreement.
4. **Continuing Effect of the Agreement.** Except to the extent specifically modified by this Amendment No. 07, the terms and conditions of the Agreement shall remain in full force and effect.
5. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, and all such counterparts shall have the same force and effect as original signatures.

IN WITNESS WHEREOF, the Parties hereto have caused this Amendment No. 07 to be signed by their duly authorized representatives on the dates indicated below.

DAVIS COUNTY	FARMINGTON CITY
By: _____ Chair, Board of Davis County Commissioners	By: _____ Mayor
Date: _____	Date: _____
ATTEST:	ATTEST:
_____ Davis County Clerk/Auditor	_____ City Recorder
Date: _____	Date: _____
APPROVED AS TO FORM:	APPROVED AS TO FORM:
_____ Davis County Attorney's Office	_____ City Attorney
Date: _____	Date: _____



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
SHAWN BEUS
SCOTT ISAACSON
AMY SHUMWAY
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David Petersen, Community Development Director

Date: February 1, 2022

SUBJECT: **Station Parkway (800 West) Road Dedication Plat**

RECOMMENDATION

Move that the City Council approve the enclosed Station Parkway (800 West) Road Dedication Plat.

Findings for Approval

1. Recordation of the dedication plat is a “housekeeping item” and will clean up an inadvertent property description error.
2. A public right-of-way clear of misplaced encroachments will better enable the owners of the Bri, a nearby luxury apartment development, to connect their sanitary sewer to a major trunk line near the Legacy Trail next to the Union Pacific tracks.
3. The Planning Commission provided a positive recommendation for approval of the dedication plat on January 20, 2022.

BACKGROUND

Several years ago, the City approved the Station Park Subdivision plat, which plat was recorded on March 17, 2011. This plat provided, among other things, a public right-of-way “Station Parkway” from Park Lane to the commuter rail stop via a round-a-bout. In the intervening years, adjacent land, now owned by UTA, was erroneously described to encroach into the easterly portion of this right-of-way. The related parties, UTA and UDOT, now desire to clean-up this mistake, and they determined that the best way to do this is to record a road dedication plat.

Supplementary Information

1. Station Park Subdivision plat (pages 1 and 2 of 4).
2. Farmington City base map illustrating a mistaken property boundary overlap into Station Parkway.
3. Station Parkway (800 West) Road Dedication Plat

Respectfully Submitted

David Petersen
Community Development Director

Review and Concur

Shane Pace
City Manager

CITY COUNCIL AGENDA

For Council Meeting:
February 1, 2022

S U B J E C T: City Manager Report

1. Fire Department Monthly Activity Reports, August, September and October

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



Farmington City Fire Department

Monthly Activity Report



August 2021



Emergency Services

Fire / Rescue Related Calls:

41

Fires, Rescues, Haz-Mat, Vehicle Accidents, CO Calls, Brush Fires, EMS Scene Support, False Alarms, etc.

Ambulance / EMS Related Calls:

116 / Transported 76 (66%)

Medicals, Traumatic Incidents, Transfers, CO Calls w/ Symptomatic Patients, Medical Alarms, etc.

Calls Missed / Unable to Adequately Staff:

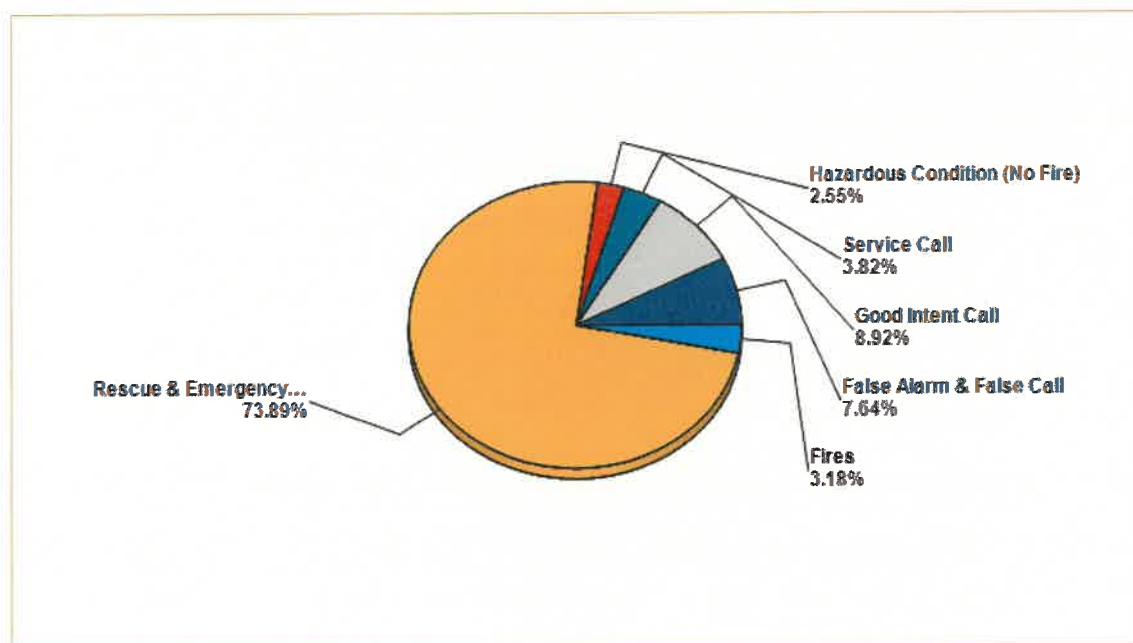
17 (11 %)

70 YTD (8 %)

Overlapping Calls:

45 (28.7 %)

153 YTD (16.2%)



On-Duty Crew / Dynamic Data / August:

Emergent Incident / On-Scene Hours / Month Total:

51 Hrs.

(Approximate 203 Man Hours)

EMS Transport / Turn-Around Hours / Month Total:

152 Hrs.

(Approximate 304 Man Hours)

Urgent EMS Related Response Times (average):

5.57 Min/Sec

GOAL 5 minutes or less (+ 0.57)

Urgent Fire Related Response Times (average):

5.55 Min/Sec

GOAL 5 minutes or less (+ 0.55)

Part-Time Man-Hours based on the following 28-day pay period Aug 13th & Aug 27th

Part-Time Shift Coverage / Staffing:	773	Budgeted 672	Variance +101*
Training & Drill Hours:	64	155 (FY22)	
Emergency Calls/ Station Staffing:	14.5	FIRE 10.5 / EMS 4	173 YTD
Special Event Hours:	0	1,631 (FY21)	
Part-Time Fire Marshal:	120	Budgeted 120	Variance
Part-Time Fire Inspector	40	Budgeted 90	Variance
Total PT Staffing Hours:	1,011.5	2,801 (FY22)	
Career Fire Chief:	N/A	Salary Exempt	Overtime N/A
Career Administrative Asst. x 1	N/A	40 Hour Reg.	Overtime + 0
Career Captains, Engineers & FF's x 9	N/A	48/96 Hour Rotation	Overtime +98**

* Mostly Hazard Staffing with Vacation Coverage, RED FLAG Staffing.
 **Monthly Officers Meeting, Training and Hazard Staffing, RED FLAG.

Revenues & Grant / Donation Activity YTD

Ambulance Revenue (July 2021)

	Month	Calendar Year	FY 2022
Ambulance Services Billed	\$126,185.61	\$555,511.64	\$126,185.61
Ambulance Billing Collected	\$39,604.44	\$247,779.60	\$39,604.44
Variances:	\$86,581.17	\$307,732.04	\$86,581.17
Collection Percentages	31%	45%	31%

Grant / Donation Activity "Requests":

COVID-19 Tests Kits (UBEMS / UDH)	\$16,000	\$644,000 YTD
Wildland Interface Fuel Reduction Grant / DNR	\$10,000	

Grant / Donation Activity "Received":

NONE	\$0	\$221,500 YTD
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Department Training & Man-Hours

Monthly Staff Meeting & Leadership Training	15	
Shift Drill #1 – FIRE – Ropes, Knots & Hitches	24	
Shift Drill #2 – EMS – Spinal Trauma	24	
Shift Drill #3 – FIRE – Ropes & Knots (Advanced)	24	
Shift Drill #4 – EMS – Allergy & Anaphylaxis	24	
Shift Drill #5 – FIRE – Water Supply & Management	24	
Pandemic / COVID-19 Update Trainings	22	
Total Training Hours:	157	1,640 HRS YTD

Fire Prevention & Inspection Activities

	QTY		
New & Existing Business Inspections:	7		
Re-Inspections:	10		
Fire Plan Reviews & Related:	7		
Consultations & Construction Meetings:	11		
Public Education Sessions:	24	(COVID-19)	80 YTD

Health, Wellness & Safety Activities

	QTY		
Reportable Employee Injuries:	0		0 YTD
Physical Fitness / Gym Membership Participation %:	100%	(Station COVID-19)	
Chaplaincy Events:	1		12 YTD

Process Improvement Activities:

	QTY		
Process Improvement Program (PIP) Submittals:	0		1 YTD

Monthly Activity Narrative:

Emergent response times averaged five and a half minutes for both EMS and fire calls. Month of August incidents included ongoing COVID-19 responses, carbon monoxide alarms, gas leaks, structure fire, vehicle rescue, minor brush fires, hazardous materials incident and an amusement park fatality. Eleven percent of calls resulted in “no-staffing” or “short-staffing” of apparatus (on-duty crew attending to other calls and/or part-time staffing not available due to lack of availability). Sixty-six percent of all EMS calls resulted in transporting patients to hospitals. Ambulance collection revenues continue with little predictability due to mandated billing variables. FFD performed various urban interface hazard assessments along the east bench and continued fire patrols throughout the city and along the firebreak road (late Friday and Saturday evenings) to monitor and enforce illegal fire activities such as campfires, discharge of fireworks, etc. Ongoing “Red Flag” advisories throughout August are indicative of extreme fire hazard conditions. As with July, we made it through August without any catastrophic incidents; we are still very concerned to see what September bring us. Follow-up on the damaged fire pump (Reserve Transport Engine 72) revealed negligent behavior from an operator with corrective training and action implemented. Department training for the month of August encompassed ongoing COVID-19 training, Ropes & Knots, Spinal Trauma, Advanced Ropes, Allergy & Anaphylaxis, and Water Management. FFD was able to perform additional testing on the FEPP mobile command vehicle referenced in the July report. Our goal is piece together all applicable costs associated with outfitting this apparatus as a viable emergency management asset for our city.

FFD COVID-19 UPDATE: *A significant uptake in Utah of new COVID-19 cases and continued number of hospitalizations occurred throughout August. With this stated, the new “Delta” variant has become another setback as it continues to spread globally.*

Please feel free to visit or contact myself at your convenience with questions, comments or concerns.

Office (801) 939-9260 or email gsmith@farmington.utah.gov – Fire Chief Guido Smith

August 2021 Snapshots:

Hazmat (LPG) Burn-off Operation SB I-15, RV Vehicle Extraction – Front Runner Tracks, New Hire Vertical Ventilation Training, Electrical Validation on Federal Excess Personal Property (FEPP) Mobile Command Post, Structure Fire, Pumper Steam Damage Repair, Freeway Accident SB 89, CO2 Exposure Victim Assessment, Fatal Long Fall Incident / Flown to Trauma Facility from Lagoon.





Farmington City Fire Department

Monthly Activity Report

September 2021



Emergency Services

Fire / Rescue Related Calls:

47

Fires, Rescues, Haz-Mat, Vehicle Accidents, CO Calls, Brush Fires, EMS Scene Support, False Alarms, etc.

Ambulance / EMS Related Calls:

108 / Transported 70 (65%)

Medicals, Traumatic Incidents, Transfers, CO Calls w/ Symptomatic Patients, Medical Alarms, etc.

Calls Missed / Unable to Adequately Staff:

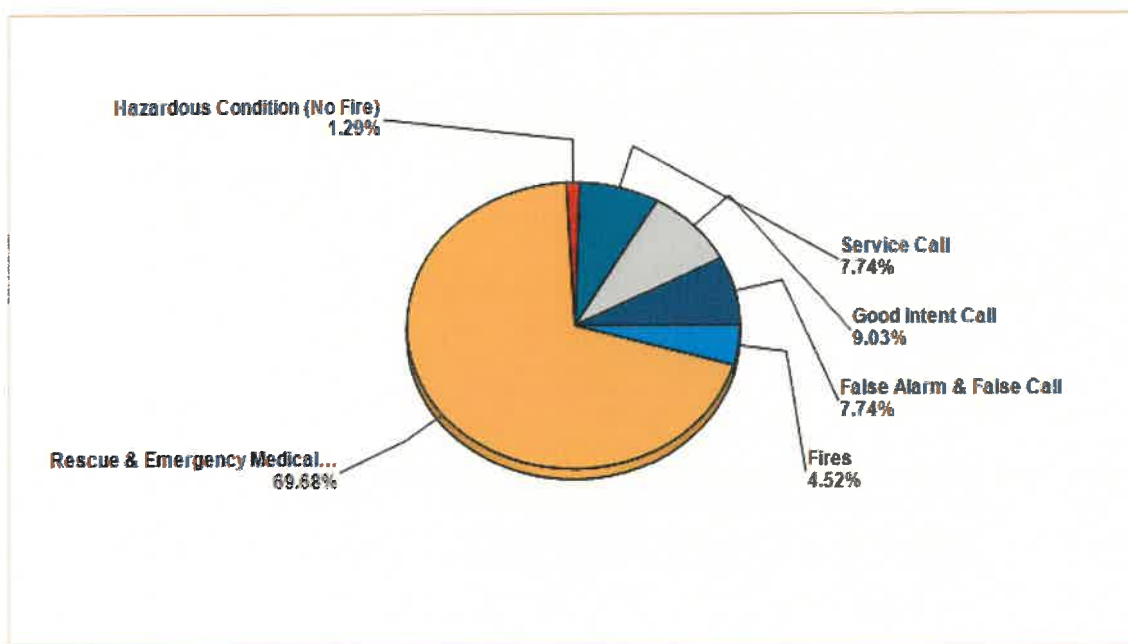
12 (8 %)

70 YTD (8 %)

Overlapping Calls:

38 (24.5 %)

191 YTD (17.57%)



On-Duty Crew / Dynamic Data / September:

Emergent Incident / On-Scene Hours / Month Total:

78 Hrs.

(Approximate 312 Man Hours)

EMS Transport / Turn-Around Hours / Month Total:

140 Hrs.

(Approximate 280 Man Hours)

Urgent EMS Related Response Times (average):

6.01 Min/Sec

GOAL 5 minutes or less (+ 1.01)

Urgent Fire Related Response Times (average):

5.55 Min/Sec

GOAL 5 minutes or less (+ 0.55)

Part-Time Man-Hours based on the following 28-day pay period Sept. 9th & Sept. 24th

Part-Time Shift Coverage / Staffing:	790	Budgeted 672	Variance +118*
Training & Drill Hours:	91.5	145.5 (FY22)	
Emergency Calls/ Station Staffing:	11.5	FIRE 11.5 / EMS 0	184.5 YTD
Special Event Hours:	0	1,631 (FY22)	
Part-Time Fire Marshal:	120	Budgeted 120	Variance -0
Part-Time Fire Inspector	44	Budgeted 90	Variance - 46
Total PT Staffing Hours:	1,057	3,858 (FY22)	
Career Fire Chief:	N/A	Salary Exempt	Overtime N/A
Career Administrative Asst. x 1	N/A	40 Hour Reg.	Overtime + 0
Career Captains, Engineers & FF's x 9	N/A	48/96 Hour Rotation	Overtime +98**

* Mostly Hazard Staffing with Vacation Coverage, RED FLAG Staffing and West Side Fire.

**Monthly Officers Meeting, Training and Hazard Staffing, RED FLAG.

Revenues & Grant / Donation Activity YTD

Ambulance Revenue (July 2021)

	Month	Calendar Year	FY 2022
Ambulance Services Billed	\$126,185.61	\$681,697.25	\$252,371.22
Ambulance Billing Collected	\$39,604.44	\$287,384.04	\$79,208.88
Variances:	\$86,581.17	\$394,313.21	\$173,162.34
Collection Percentages	31%	42%	31%

Grant / Donation Activity "Requests":

COVID-19 Tests Kits (UBEMS / UDH) \$16,000 \$645,600 YTD

None \$0

Grant / Donation Activity "Received":

NONE \$0 \$221,500 YTD

Department Training & Man-Hours

Monthly Staff Meeting & Leadership Training	15	
Shift Drill #1 – Shock Resuscitation	24	
Shift Drill #2 – Vehicle Extrication	24	
Shift Drill #3 – Respiratory Protection	24	
Shift Drill #4 – Forcible Entry	24	
Shift Drill #5 – Community Services Interconnectivity	24	
Pandemic / COVID-19 Update Trainings	22	
Total Training Hours:	157	1,797 HRS YTD

Fire Prevention & Inspection Activities

New & Existing Business Inspections:	9		
Re-Inspections:	14		
Fire Plan Reviews & Related:	9		
Consultations & Construction Meetings:	16		
Public Education Sessions:	12	(COVID-19)	92 YTD

Health, Wellness & Safety Activities

Reportable Employee Injuries:	0		0 YTD
Physical Fitness / Gym Membership Participation %:	100%	(Station COVID-19)	
Chaplaincy Events:	1		13 YTD

Process Improvement Activities:

Process Improvement Program (PIP) Submittals:	0		1 YTD
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Monthly Activity Narrative: *Apologies for late report – I fell behind after undergoing hospitalization.*

Emergent response times averaged six minutes for both EMS and fire calls. Month of September incidents included ongoing COVID-19 responses, carbon monoxide alarms, gas leaks, structure fires, vehicle rescues, west side wildland fires, hazardous materials incident and a fatal hostage incident. Eight percent of calls resulted in “no-staffing” or “short-staffing” of apparatus (on-duty crew attending to other calls and/or part-time staffing not available due to lack of availability). Sixty-five percent of all EMS calls resulted in transporting patients to hospitals. Ambulance collection revenues continue with little predictability due to mandated billing variables. FFD performed exceptionally well during the west-site wildland fire and provided ongoing overhaul operations to minimize flare-up’s and nuisance calls due to continuous smoke and noxious odors within the west side neighborhoods. Continued with fire patrols throughout the city and along the firebreak road (late Friday and Saturday evenings) to monitor and enforce illegal fire activities such as campfires, discharge of fireworks, etc. Ongoing “Red Flag” advisories throughout September are indicative of extreme fire hazard conditions. As with August, we made it through the month without any catastrophic incidents on the east side of town. We hope for cooler weather during the month of October. Department training for the month of September encompassed ongoing COVID-19 training, Shock & Resuscitation, Vehicle Extrication, Respiratory Protection, Forcible Entry, and Community Services Interconnectivity. Developed Paramedic in-service program outline for FFD.

FFD COVID-19 UPDATE: *A continued uptake in Utah of new COVID-19 cases and continued number of hospitalizations occurred throughout September. With this stated, the new “Delta” variant has become another setback as it continues to spread globally with early rumors of a new variant identified...*

Please feel free to visit or contact myself at your convenience with questions, comments or concerns.

Office (801) 939-9260 or email gsmith@farmington.utah.gov – Fire Chief Guido Smith

September 2021 Snapshots:

Initial "Legacy Wildland Fire" caused by lightening strike (early September), vehicle collision with rollover 200 West, Fatal shooting after high speed chase and hostage standoff, Legacy vaccine standby start-up, Second "Legacy Wildland Fire" (late September), FFD Federal Access Personal Property (FEPP) apparatus deployments for fire suppression and overhaul operations.





Farmington City Fire Department

Monthly Activity Report



October 2021



Emergency Services

Fire / Rescue Related Calls:

37

Fires, Rescues, Haz-Mat, Vehicle Accidents, CO Calls, Brush Fires, EMS Scene Support, False Alarms, etc.

Ambulance / EMS Related Calls:

147 / Transported 71 (48%)

Medicals, Traumatic Incidents, Transfers, CO Calls w/ Symptomatic Patients, Medical Alarms, etc.

Calls Missed / Unable to Adequately Staff:

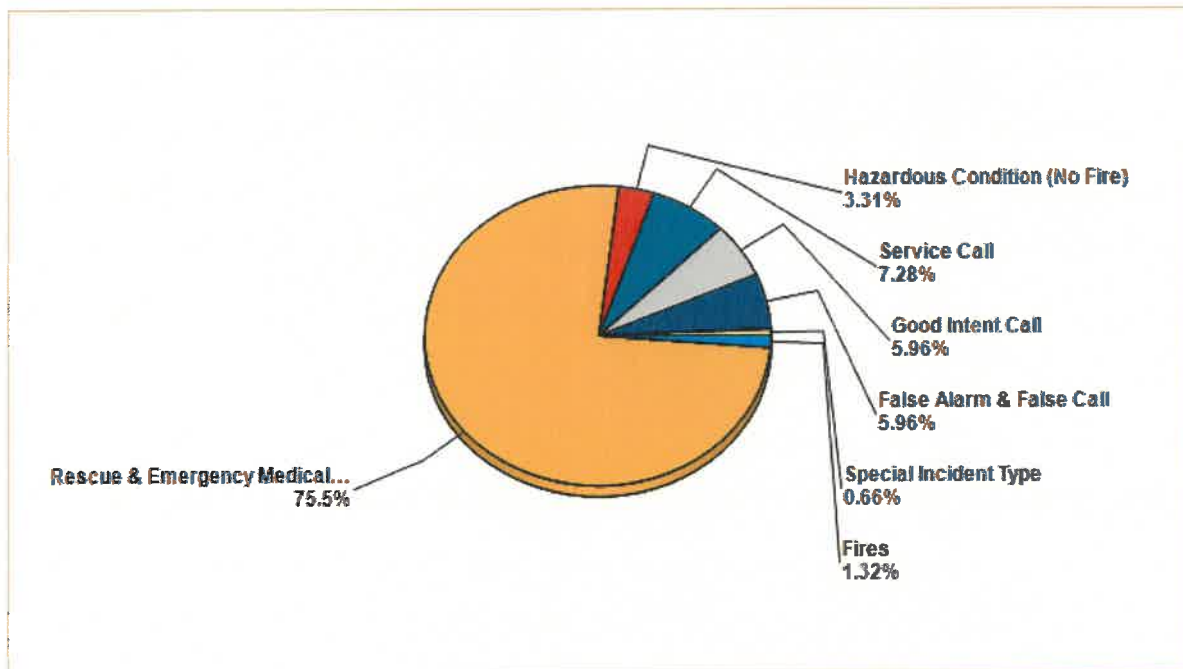
9 (6 %)

79 YTD (6.4 %)

Overlapping Calls:

30 (20 %)

221 YTD (17.9%)



On-Duty Crew / Dynamic Data / October:

Emergent Incident / On-Scene Hours / Month Total:

58.5 Hrs.

(Approximate 233 Man Hours)

EMS Transport / Turn-Around Hours / Month Total:

142 Hrs.

(Approximate 284 Man Hours)

Urgent EMS Related Response Times (average):

5.45 Min/Sec

GOAL 5 minutes or less (+ 0.45)

Urgent Fire Related Response Times (average):

6.21 Min/Sec

GOAL 5 minutes or less (+ 1.21)

Part-Time Man-Hours based on the following 28-day pay period Oct. 8th & Oct. 22nd

Part-Time Shift Coverage / Staffing:	873	Budgeted 672	Variance +201*
Training & Drill Hours:	41	159 (FY22)	
Emergency Calls/ Station Staffing:	25	FIRE 24 / EMS 1	209.5 YTD
Special Event Hours:	52.5	52.5 (FY22)	Vaccine Booster Standby
Part-Time Fire Marshal:	120	Budgeted 120	Variance -0
Part-Time Fire Inspector	40	Budgeted 90	Variance - 50
Total PT Staffing Hours:	1,151.5	5,009.5 (FY22)	
Career Fire Chief:	N/A	Salary Exempt	Overtime N/A
Career Administrative Asst. x 1	N/A	40 Hour Reg.	Overtime + 0
Career Captains, Engineers & FF's x 9	N/A	48/96 Hour Rotation	Overtime +62**

* Mostly Hazard Staffing with Vacation Coverage, RED FLAG Staffing and West Side Fire Overhaul.
**Monthly Officers Meeting, Training and Hazard Staffing.

Revenues & Grant / Donation Activity YTD

Ambulance Revenue (August 2021)

	Month	Calendar Year	FY 2022
Ambulance Services Billed	\$126,665.48	\$808,362.73	\$379,036.70
Ambulance Billing Collected	\$44,687.51	\$332,071.55	\$123,896.39
Variances:	\$81,977.97	\$476,291.18	\$255,140.31
Collection Percentages	35%	41%	33%

Grant / Donation Activity "Requests":

COVID-19 Tests Kits (UBEMS / UDH)	\$16,000	\$661,600 YTD
None	\$0	

Grant / Donation Activity "Received":

NONE	\$0	\$221,500 YTD
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Department Training & Man-Hours

Monthly Staff Meeting & Leadership Training	15	
Shift Drill #1 – Tactical Ventilation	24	
Shift Drill #2 – Electrical Hazards	24	
Shift Drill #3 – Ventilation	24	
Shift Drill #4 – EMS Operations	24	
Shift Drill #5 – Safety & Survival	24	
Pandemic / COVID-19 Update Trainings	22	
Total Training Hours:	157	1,954 HRS YTD

Fire Prevention & Inspection Activities

New & Existing Business Inspections:	7		
Re-Inspections:	9		
Fire Plan Reviews & Related:	12		
Consultations & Construction Meetings:	11		
Public Education Sessions:	9	(COVID-19)	101 YTD

Health, Wellness & Safety Activities

Reportable Employee Injuries:	0		0 YTD
Physical Fitness / Gym Membership Participation %:	100%	(Station COVID-19)	
Chaplaincy Events:	3		16 YTD

Process Improvement Activities:

Process Improvement Program (PIP) Submittals:	0		1 YTD
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Monthly Activity Narrative:

Emergent response times averaged six minutes for both EMS and fire calls. Month of October incidents included ongoing COVID-19 responses, carbon monoxide alarms, gas leaks, canyon rescue, vehicle rescues to include a double fatal on I-15, and west side wildland overhaul work. Nine percent of calls resulted in "no-staffing" or "short-staffing" of apparatus (on-duty crew attending to other calls and/or part-time staffing not available due to lack of availability). Forty-eight percent of all EMS calls resulted in transporting patients to hospitals. We observed many potential COVID patients opting to be transported by family. Ambulance collection revenues continue with little predictability due to mandated billing variables. FFD continued to provide ongoing overhaul operations on the west side of Farmington to minimize the amount of smoke and odor that plagued our customers on the west side. As with September, we made it through the month without any catastrophic fire incidents and welcomed cooler weather. FFD supported rescue activities with the Davis County Sheriff's Office up Farmington Canyon. An unexpected snowstorm trapped over 80 runners participating in an Ultra Marathon. No serious injuries resulted with only a few runners needing medical attention. With COVID on the upswing, we opted to cancel our Annual Life Safety Open House and provided a virtual open house instead. This virtual tour was placed on our web page and received positive feedback. We also processed multiple Paramedic candidates through interviews, physical testing and evaluations with several potential candidates identified. We hope to hire at least three Paramedics within the next few weeks and enter them into our new three-week new-hire Paramedic orientation program. Department training for the month of September encompassed ongoing COVID-19 training, Tactical Ventilation, Electrical Hazards, Ventilation, EMS Operations, Safety & Survival. Developed three-week new-hire Paramedic orientation program.

FFD COVID-19 UPDATE: *A continued uptake in Utah of new COVID-19 cases and continued number of hospitalizations occurred throughout October. With this stated, the new "Booster" vaccine distribution process is going strong at the Legacy Center. Please feel free to visit or contact myself at your convenience with questions, comments or concerns.*

October 2021 Snapshots:

High-speed vehicle rollover with vehicle ejection from overpass landing on UTA Frontrunner tracks, Ongoing overhaul operations "Legacy Fire", Double fatal vehicle collision with technical extrication southbound I-15, Farmington Canyon waterfall rescue, Ultra Marathon rescue detail – 87 runners caught in unexpected snow storm, Special event standby detail – Legacy Events Center



CITY COUNCIL AGENDA

For Council Meeting:
February 1, 2022

S U B J E C T: Mayor Anderson & City Council Reports

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.